

March 05, 2013
City Commission Room, 700 N. Jefferson, Junction City KS 66441

Mayor Pat Landes
Vice Mayor Jim Sands
Commissioner Cecil Aska
Commissioner Scott Johnson
Commissioner Jack Taylor
City Manager Gerry Vernon
City Attorney Catherine Logan
City Clerk Tyler Ficken

1. 7:00 P.M. - CALL TO ORDER

- a. Moment of silence
- b. Pledge of Allegiance

2. PUBLIC COMMENT: The Commission requests that comments be limited to a maximum of five minutes for each person.

3. CONSENT AGENDA: All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- [a.](#) Consideration of Appropriation Ordinance A-5 dated February 12, 2013 to February 25, 2013 in the amount of \$1,513,937.35
- [b.](#) Consideration of the February 19, 2013 City Commission Minutes.
- [c.](#) Consideration of payrolls 3 & 4 for 2013.
- [d.](#) Consideration of ambulance contractual obligation adjustments and bad debt adjustments (January 2013).

4. NEW BUSINESS:

- [a.](#) Consideration of the recommendation of the Metropolitan Planning Commission of text amendments to the Junction City Zoning Regulations concerning the requirements for approval of the location of new churches and schools.
- [b.](#) Consideration of the Final Plat approval of the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, creating 4 lots along the east side of Spring Valley Road north of Ponca Drive.
- [c.](#) Consideration of the Deannexation request of James Didas of his property at 2823 Rucker Road.

- d. Presentation on the Department of Public Works Operations (Budget Status and Programs & Activities) First Six Months of Operations (June to December. 2012) - Update.
- e. Discussion on the City General Engineering Services, Request For Qualifications (RFQ) Process and Contract.
- f. Consideration and Award of Bid (Partial) and Rejection of Bids for Water Meters.
- g. The consideration and approval of two new street lights along the 1400 Block of Pearl Drive
- h. Consideration and approval of the permanent traffic control signage on Bradley, Patton, Pierce and Raber.

5. **COMMISSIONER COMMENTS:**

6. **STAFF COMMENTS:**

7. **ADJOURNMENT:**

Backup material for agenda item:

- a. Consideration of Appropriation Ordinance A-5 dated February 12, 2013 to February 25, 2013 in the amount of \$1,513,937.35

City of Junction City

City Commission

Agenda Memo

March 5th, 2013

From: Cynthia Sinkler, Water Billing and Accounts Payable Manager
To: City Commissioners
Subject: Consideration of Appropriation Ordinance A-5 dated-Feb12-Feb25th 2013
in the amount of \$ 1,513,937.35

Background: Attached is listing of the Appropriations for —Feb 12-Feb 25 2013

Appropriations —Feb 12-Feb 25 2013 \$1,513,937.35

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	LOYAL AMERICAN LIFE INSURANCE COMPANY	2/08/13	CANCER PLAN	357.79
			2/22/13	CANCER PLAN	357.79
		FAMILY SUPPORT PAYMENT CENTER (MISSOURI	2/22/13	MACSS #41061331/ CV103-753	154.85
		INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	27,311.46
			2/22/13	SOCIAL SECURITY WITHHOLDING	5,072.98
			2/22/13	MEDICARE WITHHOLDING	3,462.41
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	3,352.53
		AMERICAN UNITED LIFE INSURANCE COMPANY	2/08/13	AMERICAN UNITED LIFE	538.49
			2/22/13	AMERICAN UNITED LIFE	538.49
		JUNCTION CITY FIREFIGHTERS AID ASSOCIATION	2/22/13	FIREFIGHTERS AID ASSOCIATION	112.50
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	3,425.80
			2/22/13	PHS EMPLOYEE	3,425.80
			2/08/13	PHS EMP/CHILD	890.92
			2/22/13	PHS EMP/CHILD	890.92
			2/08/13	PHS EMP/SPOUSE	1,217.01
			2/22/13	PHS EMP/SPOUSE	1,217.01
			2/08/13	PHS FAMILY	1,384.11
			2/22/13	PHS FAMILY	1,384.11
		JAN HAMILTON, CH.13 TRUSTEE-	2/22/13	GREG MARSH 12-41834	575.00
		CONTINENTAL AMERICAN INSURANCE COMPANY	2/08/13	CAIC	99.13
			2/22/13	CAIC	99.13
		CITY OF JUNCTION CITY	2/08/13	CITY OF JUNCTION CITY (G-F	51.50
			2/22/13	CITY OF JUNCTION CITY (G-F	61.50
			2/08/13	TELEPHONE REIMBURSEMENT	25.50
			2/22/13	TELEPHONE REIMBURSEMENT	25.50
			2/08/13	TELEPHONE REIMBURSEMENT	170.76
			2/22/13	TELEPHONE REIMBURSEMENT	192.28
		KANSAS PAYMENT CENTER	2/22/13	GARNISHMENT	915.92
			2/22/13	GARNISHMENT	290.77
			2/22/13	KANSAS PAYMENT CENTER	851.24
		COLONIAL SUPPLEMENTAL INSURANCE	2/08/13	COLONIAL INSURANCE	13.00
			2/22/13	COLONIAL INSURANCE	13.00
			2/08/13	COLONIAL INSURANCE	16.90
			2/22/13	COLONIAL INSURANCE	16.90
		W H GRIFFIN, TRUSTEE	2/22/13	C GEORGE 12-22755-13	700.00
		COURT TRUSTEE OFFICE	2/22/13	GARNISHMENT GE08CR915	252.47
		WPS MEDICARE PART B	2/25/13	REFUND PAYMENT	281.38
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	656.26
			2/22/13	DELTA DENTAL OF KANSAS	656.26
		FIREMEN'S RELIEF ASSOCIATION	2/22/13	FIREMANS RELIEF	199.80
		JUNCTION CITY FIRE FIGHTERS ASSOCIATION	2/22/13	I.A.F.F. LOCAL 3309	945.00
		JUNCTION CITY POLICE	2/22/13	JCPOA	790.00
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	8,780.49
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	1,718.33
			2/22/13	KP&F	12,362.87
			2/22/13	KPERS #2	2,039.22
		KANSAS STATE BANK	2/22/13	FLEX SPENDING-1074334	1,800.50
		POLICE & FIREMEN'S	2/08/13	POLICE & FIRE INSURANCE	1,215.17
			2/22/13	POLICE & FIRE INSURANCE	1,215.17
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	2/08/13	AFLAC	91.83
			2/22/13	AFLAC	91.83
			2/08/13	AFLAC BEFORE TAX	1,268.01
			2/22/13	AFLAC BEFORE TAX	1,268.01
		ROLLING MEADOWS GOLF COURSE	2/22/13	ROLLING MEADOWS GOLF COURSE	20.83
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/22/13	UNITED WAY	212.64
				TOTAL:	95,079.07

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
GENERAL FUND	GENERAL FUND	SECURITY SOLUTIONS INC	2/21/13	LATE FEES	6.76
		CARD CENTER	2/20/13	CASEYS-GAS	23.20_
				TOTAL:	29.96
INFORMATION TECHNOLOGY GENERAL FUND		COX BUSINESS SERVICES	2/02/13	Metro E - Municipal Buildi	1,290.00
			2/02/13	Phone Lines - Cox	39.89
			2/02/13	Fire Union - Fire #2 Inter	99.95
			2/02/13	Channel 3 Digital Music	34.73
		ESRI - ENVIRONMENTAL SYSTEMS RESEARCH	2/06/13	ArcInfo Concurrent Use Lic	3,000.00
			2/06/13	ArcGIS Spatial Analyst	500.00
			2/06/13	ArcGIS 3D Analyst Concurr	500.00
			2/06/13	ArcGIS Publisher Concurr	500.00
			2/06/13	ArcView Single Use Primary	400.00
			2/06/13	ArcView Single Use Seconda	300.00
			2/06/13	ArcGIS Server	1,250.00
		INCODE	3/01/13	GESO - Odyssey Annual Main	6,555.95
		CARD CENTER	1/31/13	GESO - Hard Drive Jail Int	162.46
			1/31/13	FS2 - Projector Install	568.04
			1/31/13	New IT Office network wiri	295.93
			1/31/13	Network patch cables - 10	39.10_
				TOTAL:	15,536.05
ADMINISTRATION	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	632.15
			2/22/13	MEDICARE WITHHOLDING	147.84
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	384.62
		GILMORE & BELL, P.C.	2/25/13	THE BLUFFS-SERIES 2006	650.00
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	385.03
			2/22/13	PHS EMPLOYEE	385.04
			2/08/13	PHS EMP/SPOUSE	46.39
			2/22/13	PHS EMP/SPOUSE	46.39
			2/08/13	PHS FAMILY	23.19
			2/22/13	PHS FAMILY	23.19
		TELEPLUS SOLUTIONS	2/15/13	Lower Rates / Switch to Co	451.15
			2/15/13	FAX Server DID Trunk Cost	73.38
		AGENDAPAL CORPORATION	2/17/13	AGENDAPAL	449.00
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	153.54
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	12.96
			2/22/13	DELTA DENTAL OF KANSAS	12.96
			2/08/13	DELTA DENTAL OF KANSAS	35.45
			2/22/13	DELTA DENTAL OF KANSAS	35.45
		ALLIANCE FOR INNOVATION	2/25/13	ANNUAL FEE-3/1/2013-2/28/2	1,825.00
		KANSAS GAS SERVICE	2/25/13	133 W 7TH-JANUARY 2013	1,001.61
		WESTAR ENERGY	2/22/13	617 N WASHINGTON	22.17
			2/22/13	700 N JEFFERSON	1,529.50
			2/22/13	MUNICIPAL BLDG-POLE LIGHT	28.99
			2/22/13	701 N JEFFERSON-EDC	153.42
			2/22/13	902 E CHESTNUT-SHH	504.19
			2/22/13	2718 INDUSTRIAL-VENTRIA	4,433.31
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	319.37
			2/22/13	KPERS #2	530.97
		TMHC SERVICES, INC.	2/25/13	RANDOM DRUG SCREENING	360.00
			2/25/13	ADMINISTRATIVE FEES	78.75
		THE PRINTERY	2/21/13	BUSINESS CARDS FOR GERVAIS	95.00
		CARD CENTER	2/20/13	WATERS-SUPPLIES VOLUNTEER	5.58
			2/20/13	DILLONS-ANIMAL CODE COMM F	6.94
			2/20/13	SUBWAY-ANIMAL CODE COMM FO	35.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/20/13	COURTYARD-MEAL-ROTARY	11.00
			2/20/13	PIZZA HUT-PIZZA	40.00
			2/20/13	BOX & SHIP-MPO MAILNG TO K	25.93
			2/20/13	WALMART-OFFICE SUPPLIES	17.20
			2/20/13	DOLLAR GEN-CALCULATORS	30.13
			2/20/13	HAND TRUCKS-2 HAND TRUCKS	200.00
			2/20/13	ICMA-WEBINAR TRAINING	223.50
			2/20/13	GCH-BUSINESS LUNCH-LARRY H	4.93
			2/20/13	HERFORD HOUSE-CHAMBER RETR	44.74
			2/20/13	SHERATON-CHAMBER RETREAT	76.08
			2/20/13	SHERATON-CHAMBER RETREAT	100.28
			2/20/13	COURTYARD-ROTARY	11.00
			2/20/13	COURTYARD-ROTARY	11.00
		CHAMBER OF COMMERCE	2/25/13	CORNERSTONE MEMBERSHIP	2,500.00
		LATHROP & GAGE LLP	2/12/13	GEN LABOR & EMPLOY ISSUES	772.00
			2/12/13	CONTRACT NEGOTIATIONS	936.00
		WEST PAYMENT CENTER	2/25/13	JAN 1 2013-JAN 31 2013	181.71
				TOTAL:	20,063.03
BUILDING MAINTENANCE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	140.90
			2/22/13	MEDICARE WITHHOLDING	32.96
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	309.26
			2/22/13	PHS EMPLOYEE	309.26
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	21.88
			2/22/13	DELTA DENTAL OF KANSAS	21.88
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #2	215.67
		CARD CENTER	2/20/13	COBRA ELECTRONICS-CHARGER	12.95
			2/20/13	WATERS-SUPPLIES CITY HALL	27.97
			2/11/13	WALKI TALKIES	49.99
			2/12/13	SPIN CITY ARCADE	21.99
			2/12/13	FOAM PIPE INSU/SOLDERING K	61.96
			2/12/13	12TH ST HEATER	15.47
			2/12/13	SPIN CITY	3.99
			2/12/13	PUBLIC WK RESTROOM	4.29
			2/12/13	MUNI BUILD	5.49
			2/12/13	12TH ST RESTROOM	59.99
			2/12/13	12TH ST RESTROOM	7.74
			2/12/13	AIRPORT HOT TANK	6.48
			2/12/13	SPIN CITY/BASKETBALL RM	16.80
			2/12/13	SPIN CITY/ROOF PATCH	5.99
			2/12/13	SPIN CITY PAINT/BASKET RM	4.19
			2/12/13	ANIMAL CTRL ROOF UNITS	17.84
			2/12/13	TOOL OIL, BRAD NAILS	20.78
			2/12/13	AIR COMPRESSOR HOSE	13.99
			2/12/13	AIR COMPRESSOR PART	3.79
			2/12/13	LOCK/BREAKER BOXES	17.28
			2/12/13	AM FUSE/MASONRY BIT	9.48
			2/12/13	#2 PINE	18.75
			2/12/13	PAINT/SPIN CITY	19.69
			2/12/13	SHOP,ROLLER TRAY	7.58
			2/12/13	PAINT/SPIN CITY	19.69
			2/12/13	TRUCK 317, P/S LEAK	313.85
			2/12/13	MGH ADAPTER	6.49
			2/12/13	LIGHT SWITCHES FOR OH	91.06
			2/12/13	UNDER STAGE	13.86
			2/12/13	OLD RIFLE RANGE	20.95

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/12/13	COAT RACK SPIN CITY	71.82
			2/12/13	MUNICIP BLD CLOSET KIT	10.35
			2/12/13	OXIDE BIT	17.99
			2/12/13	BOLTS AND SCREWS	17.01
		THERMAL COMFORT AIR, INC	2/05/13	FURNACE WORK JCPD	180.80_
				TOTAL:	2,250.15
PARKS	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	468.13
			2/22/13	MEDICARE WITHHOLDING	109.48
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	618.52
			2/22/13	PHS EMPLOYEE	618.52
			2/08/13	PHS EMP/CHILD	154.63
			2/22/13	PHS EMP/CHILD	154.63
			2/08/13	PHS FAMILY	30.93
			2/22/13	PHS FAMILY	30.93
		TELEPLUS SOLUTIONS	2/15/13	WUPD Office	25.07
			2/15/13	WUPD Internet	12.50
		COX BUSINESS SERVICES	2/02/13	WUPD - Internet Connection	6.66-
			2/02/13	WUPD - Metro E	182.50
			2/02/13	WUPD - Telephone	81.00
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	47.52
			2/22/13	DELTA DENTAL OF KANSAS	47.52
			2/08/13	DELTA DENTAL OF KANSAS	32.82
			2/22/13	DELTA DENTAL OF KANSAS	32.82
		WESTAR ENERGY	2/22/13	2307 N JACKSON-POLE LIGHTS	370.36
			2/22/13	1021 GRANT-FEMA LAND	27.04
			2/22/13	100 GRANT-WASH-MONT PLAZA	92.25
			2/22/13	CORONADO PARK BATHROOMS	32.83
			2/22/13	CORONADO PARK LIGHTS	15.15
			2/22/13	CORONADO PARK TENNIS LIGHT	19.95
			2/22/13	RIMROCK PARK LIGHTS	107.68
			2/22/13	RIMROCK PARK LIGHTS	294.88
			2/22/13	NORTH PARK LIGHTS	27.69
			2/22/13	NORTH PARK LIGHTS	133.25
			2/22/13	SOUTH PARK LIGHTS	89.37
			2/22/13	SOUTH PARK LIGHTS	75.78
			2/22/13	SOUTH PARK BATHROOM	25.95
			2/22/13	FILBY PARK LIGHTS	71.32
			2/22/13	14TH&CUSTER-FILBY BATHROOM	19.95
			2/22/13	5TH ST PARK-TENNIS	52.66
			2/22/13	5TH&WASHINGTON-HERITAGE	761.70
			2/22/13	5TH ST PARK LIGHT POLES	195.01
			2/22/13	5TH ST PARK LIGHT POLES	166.12
			2/22/13	420 GRANT-BRAMLAGE	106.92
			2/22/13	SERTOMA PARK LIGHTS	19.95
			2/22/13	CLEARY PARK LIGHTS	395.53
			2/22/13	CLEARY PLAYGROUND LIGHTS	26.92
			2/22/13	CLEARY PARK BATHROOM	19.95
			2/22/13	1020 W 11TH 1/2-CLEARY BLD	64.92
			2/22/13	RATHERT FIELD LIGHTS	52.08
			2/22/13	RATHERT FIELD	299.81
			2/22/13	RATHERT FIELD LIGHTS	110.74
			2/22/13	1200 N FRANKLIN ST	59.64
			2/22/13	200 N EISENHOWER-SIGN	19.95
			2/22/13	PAWNEE PARK LIGHT	26.92
			2/22/13	NORTH PARK-CONCESION	196.35

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/22/13	302 W 18TH-BUFFALO SOLDIER	301.65
			2/22/13	2301 SVR-PLANTERS	19.00
			2/22/13	930 E GUNNER-PATH LIGHT	125.78
			2/22/13	920 E GUNNER-PATH LIGHT	105.30
			2/22/13	145 E ASH-RIVER WALK	216.05
			2/22/13	1821 CAROLINE AVE-BLUFFS	32.52
			2/22/13	900 W 12TH-PARK LIGHT	19.95
			2/22/13	5TH & EISENHOWER-SIGN	116.98
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	553.85
			2/22/13	KPERS #2	107.97
		MILLESON'S AUTO SUPPLY	2/06/13	RADIATOR CAP TRUCK 683	6.29
		CARD CENTER	2/11/13	SPREADERS FOR ICE MELT	159.98
			2/11/13	RETURNED DAMAGED SPREADER	79.99-
			2/11/13	REPAIR FLAG POLE/CORONADO	3.79
			2/11/13	SPREADERS FOR ICE MELT	79.99
			2/11/13	TRASH CAN 45 GAL WHEELED	26.99
			2/11/13	TRUCK #885 TIE ROD ENDS	134.84
			2/11/13	TRUCK #885 TIE ROD ENDS	99.00
			2/11/13	CONCRETE FOR TRASH CAN BAS	114.90
			2/11/13	REP FENCE/RATH, WIRE MESH	201.06
			2/11/13	TRUCK 127, SUSP & STEERING	294.91
			2/11/13	TRUCK 127, SUSP & STEERING	10.15
			2/11/13	TRUCK 127, SUSP & STEERING	137.50
			2/11/13	TRUCK 885 ALIGHMENT	73.69
			2/11/13	TRUCK 127 ALIGNMENT	73.69
			2/11/13	TRAILER LIGHTS	87.74
			2/11/13	CARRISE BOLTS/PICNIC TABLE	44.58
			2/11/13	REPLACE VEHICLE LT BULBS	32.34
			2/11/13	CONCRETE ANCHORS	39.09
			2/11/13	STAFF MEETING/12TH STREET	19.15
			2/11/13	MOTOR OIL/RATCHET STRAPS	32.90
			2/11/13	MOTOR OIL/RATCHET STRAPS	79.96
			2/11/13	PAINT FOR PICINIC TABLES	29.69
			2/11/13	PAINT FOR TRASH CANS	33.35
			2/11/13	TRUCK 149 TURN SIG/IGN KEY	165.00
			2/11/13	TRUCK 149 TURN SIG/IGN KEY	305.66
			2/11/13	BOLTS FOR PICNIC TABLES	22.38
			2/11/13	CLOCK/DRY ERASER SHOP	33.15
			2/11/13	ZIP TIE FOR RATH FENCE	30.55
			2/11/13	CONCRETE FOR PARK SIGN	34.90
			2/11/13	CABLE FOR BATTING CAGE	138.25
			2/11/13	WALKI TALKIES	49.99
			2/11/13	PAINT SCRAPER	6.58
			2/11/13	CPSI PLAYGROUND SAFETY CLA	480.00
		SAM'S CLUB	2/21/13	DRUM LINER/SIMPLE FIT	140.90
		CARY COMPANY	2/07/13	PAPER TOWELS	95.80_
				TOTAL:	11,457.28
SWIMMING POOL	GENERAL FUND	TELEPLUS SOLUTIONS	2/15/13	Pool Internet	6.00
		COX BUSINESS SERVICES	2/02/13	Pool - Internet Connection	52.95
			2/02/13	Pool - Phone	34.32
		SECURITY SOLUTIONS INC	2/21/13	ALARM CITY POOL-1017 W 5TH	15.00
		WESTAR ENERGY	2/22/13	5TH ST POOL	48.33_
				TOTAL:	156.60
AIRPORT	GENERAL FUND	TELEPLUS SOLUTIONS	2/15/13	Airport Internet	6.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		COX BUSINESS SERVICES	2/02/13	Airport - Internet Connect	47.95
		WESTAR ENERGY	2/22/13	540 W 18TH-AIRPORT MAIN	368.87
			2/22/13	AIRPORT FLASHER LIGHTS	53.40
		MIKE'S FIRE EXT. SALES	2/20/13	WORK AT AIRPORT BY FUEL TA	315.00_
				TOTAL:	791.22
GOLF COURSE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	305.19
			2/22/13	MEDICARE WITHHOLDING	71.37
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	309.26
			2/22/13	PHS EMPLOYEE	309.26
		AGRIUM ADVANCED TECHNOLOGIES	2/24/13	GAME UP LPI/ETHEPHON/DCR	685.65
		COX BUSINESS SERVICES	2/02/13	Golf - Internet Connection	59.95
			2/02/13	Golf - Metro E	193.69
		CROWN DISTRIBUTORS, INC.	2/13/13	BEER SUPPLIES	22.25
			2/24/13	BEER SUPPLIES	22.25
		DS&O RURAL ELECTRIC	2/21/13	GOLF CLUB HOUSE	1,120.85
			2/21/13	GOLF COURSE	874.53
			2/21/13	GOLF COURSE-CART SHED	93.99
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	21.60
			2/22/13	DELTA DENTAL OF KANSAS	21.60
			2/08/13	DELTA DENTAL OF KANSAS	21.88
			2/22/13	DELTA DENTAL OF KANSAS	21.88
		FLINT HILLS BEVERAGE LLC	2/24/13	BEER SUPPLIES	44.50
			2/24/13	BEER SUPPLIES	22.25
		HELENA CHEMICAL COMPANY	2/24/13	CHEMICALS/SEED	1,255.00
		SECURITY SOLUTIONS INC	2/24/13	ALARM MONIT/MAINT	80.20
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	145.08
			2/22/13	KPERS #2	155.34
		KONZA CONST. CO.	2/24/13	GOLF COURSE SAND	505.81
		NIKE USA, INC	2/24/13	SPECIAL ORDER MERCH	110.81
		NEX-TECH	2/25/13	GOLF COURSE	16.28
		SNACK EXPRESS	2/24/13	FOOD / VENDING	28.00
			2/24/13	FOOD / VENDING	14.30
			2/24/13	FOOD / VENDING	66.00
			2/24/13	FOOD / VENDING	7.15
		CALLAWAY GOLF	2/24/13	GOLF BALLS	342.00
		CARD CENTER	2/22/13	WATERS-TOOLS	54.95
			2/22/13	WATERS-GOLF SUPPLIES	10.49
			2/22/13	WATERS-EQUIP REPAIR	57.44
			2/22/13	MILLESON AUTO-EQUIP REPAIR	8.97
			2/22/13	WATERS-EQUIP REPAIR	6.45
			2/22/13	WATERS-EQUIP REPAIR	109.13
			2/22/13	MILLESON AUTO-EQUIP REPAIR	474.51
			2/22/13	MILLESON AUTO-EQUIP REPAIR	3.50
			2/22/13	MILLESON AUTO-EQUIP REPAIR	103.44
			2/22/13	MILLESON AUTO-EQUIP REPAIR	74.64
			2/22/13	MILLESON AUTO-EQUIP REPAIR	11.96
		TIELKE ENTERPRISE, LLC	2/24/13	SANDWICHES	30.77
		VAN WALL EQUIPMENT	2/25/13	WIDE AREA ROUGH MOWER	33,700.00
			2/24/13	FAIRWAY MOWER-USED	12,500.00_
				TOTAL:	54,094.17
AMBULANCE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	47.99
			2/22/13	MEDICARE WITHHOLDING	220.79
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	850.46
			2/22/13	PHS EMPLOYEE	850.46

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/08/13	PHS EMP/SPOUSE	154.63
			2/22/13	PHS EMP/SPOUSE	154.63
			2/08/13	PHS FAMILY	154.63
			2/22/13	PHS FAMILY	154.63
		TELEPLUS SOLUTIONS	2/15/13	Fire Station 2	9.69
			2/15/13	Fire Station 2 Internet	6.25
		KA-COMM	2/25/13	SERVICE CONTRACT/MAINT AMB	173.50
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox (50%)	69.39
			2/02/13	Fire Station 2 - Metro E 5	91.25
			2/02/13	Fire Station 2 - Phone 50%	57.95
		REVOLUTION AUTOWORKS	2/08/13	TRANSMISSION/MED 1	2,678.63
			2/08/13	TRANSMISSION/MED 1	336.00
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	118.80
			2/22/13	DELTA DENTAL OF KANSAS	118.80
			2/08/13	DELTA DENTAL OF KANSAS	32.82
			2/22/13	DELTA DENTAL OF KANSAS	32.82
		GEARY COMMUNITY HOSPITAL	1/29/13	HEP B TITER TEST.MCNALLY	151.00
		WESTAR ENERGY	2/22/13	700 N JEFFERSON	764.75
			2/22/13	MUNICIPAL BLDG-POLE LIGHT	14.48
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	76.04
			2/22/13	KP&F	3,370.58
		MOORE MEDICAL LLC	2/05/13	MEDICAL SUPPLIES	312.80
			2/13/13	MEDICAL SUPPLIES	413.74
		CARD CENTER	1/26/13	O'REILLY/CONNECTOR M4	4.99
			1/26/13	MILLESONS/OIL FILTER FOR M	4.98
			1/26/13	MILLESONS/5W20 OIL FOR M2	95.76
			1/26/13	AIRGAS/MEDICAL OXYGEN	87.05
			1/26/13	S&WHEALTHCARE/MEDICAL SUPP	233.60
			1/26/13	QUILL/OFFICE SUPPLIES	92.55
			1/26/13	AIRGAS/MEDICAL OXYGEN	79.90
			1/26/13	STAPLES/JANITORIAL SUPPLIE	106.79
			1/26/13	ZOLL/MEDICAL SUPPLIES	374.25
			1/26/13	ZOLL/MEDICAL SUPPLIES	240.00
			1/26/13	KSTURNPIKE/KTAG ACCOUNT	100.00
			1/26/13	UNIVERSAL/55 GALLON DRUM 1	721.05
			1/26/13	PWW/HIPAA II TRAINING	129.00
			1/26/13	KOLLING/ALS MEDICATIONS	93.16
			1/26/13	OREILLY/TRANSMISSION FLUID	87.44
			2/20/13	JOBTARGET-30 DAY JOB POSTI	275.00
			2/08/13	WATERS/BULB FOR M1	6.49
			2/08/13	WATERS/FLAG POLE CLIPS	4.99_
				TOTAL:	14,154.51
ANIMAL SHELTER	GENERAL FUND	GEARY COUNTY CLERK	1/01/13	DEC 2012-ANIMAL SHELTER FE	8,014.16
			2/25/13	JAN 2013-ANIMAL SHELTER FE	6,711.69_
				TOTAL:	14,725.85
COUNTY/INS ZONING SVCS	GENERAL FUND	COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	35.79
		CARD CENTER	1/31/13	WALMART-AAA BATT 4LBL MAKE	7.97
			1/31/13	SHERATON-CHAMBER RETREAT	108.24_
				TOTAL:	152.00
ENGINEERING	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	78.41
			2/22/13	MEDICARE WITHHOLDING	18.34
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	154.63
			2/22/13	PHS EMPLOYEE	154.63

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	80.05
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	21.60
			2/22/13	DELTA DENTAL OF KANSAS	21.60
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	87.22
			2/22/13	KPERS #2	33.36
		CARD CENTER	1/31/13	BLUEPRINT FURNITURE	100.00
			1/31/13	DILLONS-AA BATTERIES 4 CAM	5.99
			1/31/13	SALINABBLUEPRING-BLACK INK	173.00
			1/31/13	SALINABBLUEPRING-SHIPPING	9.98
			2/20/13	SUBWAY-APWA SYS LUNCH	7.41
			2/20/13	WALMART-DPW CENTER SUPPLIE	13.21
				TOTAL:	959.43
CODES ENFORCEMENT	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	212.72
			2/22/13	MEDICARE WITHHOLDING	49.75
		IAEI KS SUNFLOWER CHAPTER	2/25/13	IAEI ANNUAL EDUCATIONAL CO	200.00
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	231.95
			2/22/13	PHS EMPLOYEE	231.95
			2/08/13	PHS FAMILY	154.63
			2/22/13	PHS FAMILY	154.63
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	65.29
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	54.00
			2/22/13	DELTA DENTAL OF KANSAS	54.00
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	356.05
				TOTAL:	1,764.97
POLICE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	576.90
			2/22/13	SOCIAL SECURITY WITHHOLDIN	977.88
			2/22/13	MEDICARE WITHHOLDING	1,227.72
			2/22/13	MEDICARE WITHHOLDING	261.80
		KHP PARTNERS	2/20/13	TAHOES	250,227.54
		COX COMMUNICATIONS	2/12/13	8781 SUBPOENA COMPLIANCE#1	40.00
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	4,310.88
			2/08/13	PHS EMPLOYEE	1,005.09
			2/08/13	PHS EMPLOYEE	18.77
			2/22/13	PHS EMPLOYEE	4,333.66
			2/22/13	PHS EMPLOYEE	1,001.07
			2/08/13	PHS EMP/CHILD	154.63
			2/08/13	PHS EMP/CHILD	154.63
			2/22/13	PHS EMP/CHILD	154.63
			2/22/13	PHS EMP/CHILD	154.63
			2/08/13	PHS EMP/SPOUSE	268.94
			2/08/13	PHS EMP/SPOUSE	29.49
			2/08/13	PHS EMP/SPOUSE	10.83
			2/22/13	PHS EMP/SPOUSE	270.60
			2/22/13	PHS EMP/SPOUSE	38.66
		TELEPLUS SOLUTIONS	2/15/13	Cancel Line RNA 762-4111	24.25
			2/15/13	Cancel Line RNA 762-4111	24.25
		CENTURY UNITED COMPANIES, INC	2/20/13	LEASE RECORDS COPIER B6323	157.50
			2/20/13	LEASE INV COPIER B6324	157.50
		STAPLES ADVANTAGE	2/20/13	3192561864 CHAIR	199.99
		CONTINENTAL PROFESSIONAL LANDRY	2/14/13	111854 UNIFORM CLEANING	11.10
			2/14/13	111855 UNIFORM CLEANING	40.70
			2/14/13	111862 UNIFORM CLEANING	33.30
			2/14/13	111874 UNIFORM CLEANING	3.70
		KA-COMM	2/25/13	SERVICE CONTRACT/MAINT POL	188.50

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/25/13	SERVICE CONTRACT/MAINT POL	188.50
			2/21/13	114288 HEADSET BATTERIES	149.85
		COX BUSINESS SERVICES	2/02/13	City - Fiber Internet	1,500.00
		DAVE'S ELECTRIC, INC.	2/12/13	2013050 DIMMER SWITCH DISP	94.96
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	553.92
			2/08/13	DELTA DENTAL OF KANSAS	108.13
			2/08/13	DELTA DENTAL OF KANSAS	4.09
			2/22/13	DELTA DENTAL OF KANSAS	557.10
			2/22/13	DELTA DENTAL OF KANSAS	109.04
			2/08/13	DELTA DENTAL OF KANSAS	253.63
			2/08/13	DELTA DENTAL OF KANSAS	62.91
			2/08/13	DELTA DENTAL OF KANSAS	0.72
			2/22/13	DELTA DENTAL OF KANSAS	254.35
			2/22/13	DELTA DENTAL OF KANSAS	62.91
		WESTAR ENERGY	2/22/13	210 E 9TH-JCPD	2,645.12
			2/22/13	312 E 9TH-JCPD STORAGE	286.07
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	653.40
			2/22/13	KPERS #1	1,073.37
			2/22/13	KP&F	14,547.71
			2/22/13	KP&F	670.73
			2/22/13	KPERS #2	175.08
			2/22/13	KPERS #2	399.22
		NEX-TECH	2/25/13	POLICE	68.91
			2/25/13	DISPATCH	69.58
		CARD CENTER	2/13/13	MIL OUTLET-SWAT NAME TAGS	52.00
			2/13/13	CENTER MASS-SWAT HATS	450.00
			2/13/13	WMART-LAB SUPPLIES	72.46
			2/13/13	METAL DETECTOR	237.95
			2/13/13	BOX&SHIP-EVIDENCE SHIPPING	58.20
			2/13/13	WMART-LADDER	99.00
			2/13/13	WMART-CAMERA BULBS	37.88
			1/31/13	Datalux Unit Repair	14.68
			2/13/13	31770 B&K - COFFEE	74.20
			2/13/13	WMART-STAFF MEETING	11.56
			2/13/13	CASEYS-STAFF MEETING	20.97
			2/13/13	17573 B&K-COFFEE, CREAMER	115.40
			2/13/13	17578 B&K COFFEE,SUGAR	88.05
			2/13/13	WMART - BOOSTER SEAT	32.96
			2/13/13	BOX&SHIP-EVIDENCE SHIPPING	13.55
			2/13/13	NORTH TOOL-CONDUIT CARRIER	140.22
			2/13/13	WMART-DVD,CD,BATTERIES DTF	91.52
			2/13/13	343028 ORAP-WIPER FLUID	15.00
			2/13/13	343303 ORAP-OCTANE BST #21	12.45
			2/13/13	343366 ORAP-CERAMIC PAD #2	35.14
			2/13/13	344305 ORAP-CAPSULE	15.98
			2/13/13	344553 ORAP-RUBBER LUBE	13.99
			2/13/13	344706 ORAP-DE ICER	18.32
			2/13/13	345657 ORAP-OIL #216	8.99
			2/13/13	1429 J&R-BATTERY #212	176.63
			2/13/13	1441 J&R-BATTERY #202	176.63
			2/13/13	1482 J&R-LOF #223	48.81
			2/13/13	1476 J&R-LOF, TIRE RT #204	66.14
			2/13/13	1474 J&R-LOF, TIRE RT #212	66.60
			2/13/13	1469 J&R-VALVE LIFTERS,LOF	784.90
			2/13/13	QUANTICO-UNIFORMS #32	159.96
			2/13/13	E-COM-12V PUMP BTTY-GUN CL	17.95

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/13/13	JIMCLARK-BOLT #210	7.76
			2/13/13	WMART-HAND SOAP	7.89
			2/13/13	WATERS-FURNITURE GLIDE PAD	16.98
			2/13/13	NETQUEST-VIDEO COMPUTER	49.95
			2/13/13	WATERS-HARD HAT	9.99
			2/13/13	PROFALT-PANT,SHIRT,PATCH#7	13.00
			2/13/13	PROFALT-PANT,SHIRT,PATCH #	13.00
			2/13/13	PROFALT-SWAT PATCHES	132.00
			2/13/13	PROFALT-SHIRT PATCHES #705	6.00
			2/13/13	PROFALT-SHIRT PATCHES #738	27.00
			2/13/13	BUCKSTAFF-TRANSPORT RESTRA	86.39
			2/13/13	WEST EXTRALITE-EXIT SIGNS	191.44
			2/13/13	GALLS-TRANSPORT BELTS	150.46
			2/13/13	GALLS-RAINCOAT	21.70
			2/13/13	BUCKSTAFF-HANDCUFFS	131.64
			2/13/13	JIMCLARK-GASKET,BOLTS #208	79.34
			2/13/13	JIMCLARK-LIFTER #208	393.44
			2/13/13	JIMCLARK-HANDLE #208	4.04
			2/13/13	WATERS-EXIT SIGN	19.98
			2/13/13	HAYNEEDLE-CLOCK	37.97
			2/13/13	WATERS-PUMP,HOSE GUN CLEAN	72.68
				TOTAL:	295,249.18
FIRE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	47.99
			2/22/13	MEDICARE WITHHOLDING	951.77
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	3,633.81
			2/22/13	PHS EMPLOYEE	3,633.81
			2/08/13	PHS EMP/CHILD	154.63
			2/22/13	PHS EMP/CHILD	154.63
			2/08/13	PHS EMP/SPOUSE	154.63
			2/22/13	PHS EMP/SPOUSE	154.63
		TELEPLUS SOLUTIONS	2/15/13	Fire Station 2	9.69
			2/15/13	Fire Station 2 Internet	6.25
		KA-COMM	2/25/13	SERVICE CONTRACT/MAINT FIR	173.50
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox (50%)	69.39
			2/02/13	Fire Station 2 - Metro E 5	91.25
			2/02/13	Fire Station 2 - Phone 50%	57.95
		KANSAS CHAPTER-IAAI	2/10/13	2013 CONFERENCE/NABUS	200.00
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	291.60
			2/22/13	DELTA DENTAL OF KANSAS	291.60
			2/08/13	DELTA DENTAL OF KANSAS	207.86
			2/22/13	DELTA DENTAL OF KANSAS	207.86
		EMERGENCY FIRE EQUIPMENT	2/14/13	HELMET SHIELDS	73.32
			2/15/13	HELMET SHIELD	38.00
		WESTAR ENERGY	2/22/13	700 N JEFFERSON	764.75
			2/22/13	MUNICIPAL BLDG-POLE LIGHT	14.48
			2/22/13	2245 LACY-FIRESTATION#2	629.40
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	76.05
			2/22/13	KP&F	11,631.90
		RANDY NABUS	2/22/13	TRAVEL EXPENSE/ARSON CONF.	108.03
			2/25/13	ARSON INVESTIGATION SEMINA	108.03
		RESQTEC	2/04/13	RAPID STAIR	74.01
		CARD CENTER	1/26/13	WALMART/WINDSHIELD FLUID	16.92
			1/26/13	WALMART/TOILET BOWL CLEAN	18.80
			1/26/13	FIRESAFETYUSA/BALL VALVE K	245.00
			1/26/13	WSDARLEY/HOOLIGAN & HEAD T	415.85

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			1/26/13	NFPA/2013 SUBSCRIPTION	855.00
			1/26/13	WSDARLEY/PIKE POLE	99.95
			1/26/13	QUILL/OFFICE SUPPLIES	15.18
			1/26/13	WATERS/REGULATOR	68.98
			1/26/13	SELECTTECH/AIR HORN REPAIR	41.68
			1/26/13	PAVEL/ICE MACHINE FILTER	42.90
			12/27/12	40W OIL	391.80
			1/24/13	SEND BUNKER PANTS FOR REPA	14.82
			1/26/13	WALMART/CALCULATORS	15.00
			1/26/13	WITMER PUBLIC SAFETY/BOOTS	969.20
			1/26/13	KITES/LUNCH LT. PROMOTIONS	60.99
			1/26/13	O'REILLY/ABSORBANT	34.74
			1/26/13	SEARS/REFRIGERATOR STN 2	914.59
			1/26/13	WATERS/REFLECTIVE NUMBERS	24.75
			1/26/13	WITMER PUBLIC SAFETY/BOOTS	969.20-
			1/26/13	WATERS/BULB	3.79
			1/26/13	O'REILLY/MOTOR OIL FOR 520	14.95
			1/26/13	O'REILLY/WARNING LIGHT BUL	6.71
			1/26/13	O'REILLY/LIGHT BAR BULB E3	13.42
		SAM'S CLUB	2/21/13	PINE SOL/TRASH BAGS/LYSOL	607.40_
				TOTAL:	27,934.04
STREET	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	992.87
			2/22/13	MEDICARE WITHHOLDING	232.20
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	1,565.47
			2/22/13	PHS EMPLOYEE	1,565.49
			2/08/13	PHS EMP/SPOUSE	57.83
			2/22/13	PHS EMP/SPOUSE	57.83
		CENTURY UNITED COMPANIES, INC	2/22/13	Copier - PW	7.00
			2/22/13	Copier - PW Overage Charge	2.72
		MIDWEST CONCRETE MATERIALS	2/08/13	TKTS 9028074,9028076	1,365.50
			2/13/13	SAND; WINTER SERVICE	1,365.50
			2/14/13	SAND - WINTER SERVICE	1,256.50
		BARNES DISTRIBUTION	2/04/13	STOCK TUBING	84.14
		APAC KANSAS, INC.	2/12/13	UPMS	3,375.00
			2/12/13	ADDITIONAL SURCHARGES	27.20
		COX BUSINESS SERVICES	2/02/13	Public Works - Internet -2	6.66-
			2/02/13	Public Works - Metro E - 2	45.63
			2/02/13	Public Works - Telephone -	55.70
		DS&O RURAL ELECTRIC	2/21/13	1807 LYDIA LN-WARNING SIRE	51.50
			2/21/13	QUINTON POINT SIREN	34.86
			2/21/13	LIGHTS AT HUNTERS RIDGE	554.66
			2/21/13	LIGHTS AT HARGRAVES #2	61.69
			2/21/13	LIGHTS AT INDIAN RIDGE/J.C	39.90
			2/21/13	LIGHTS AT HARGRAVES#5	123.38
			2/21/13	LIGHTS AT OLIVIA FARMS	45.94
			2/21/13	LIGHTS AT SUTTERWOODS	296.10
			2/21/13	LIGHTS AT SUTTER HIGHLANDS	246.75
			2/21/13	LIGHTS AT MANN'S RANCH	74.03
			2/21/13	LIGHTS AT HARGRAVES #4	11.75
			2/21/13	LIGHTS AT HARGRAVES #1	23.50
			2/21/13	LIGHTS AT HILLTOP #5	7.91
			2/21/13	LIGHTS AT HARGRAVES #3	35.25
			2/21/13	LIGHTS AT RUSSUEL JOHNSON	26.25
			2/21/13	LIGHTS ALONG SVR	197.40
		DAVE'S ELECTRIC, INC.	2/15/13	MONT.PARK TIME CLOCKS	149.19

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/15/13	CORONADO PARK SIRENS	104.00
			2/22/13	E CHESTNUT HIT POLE 02-19-	156.00
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	35.08
			2/22/13	DELTA DENTAL OF KANSAS	35.08
			2/08/13	DELTA DENTAL OF KANSAS	97.06
			2/22/13	DELTA DENTAL OF KANSAS	97.10
		GADES SALES CO.	2/20/13	TIME CLOCK FOR TRAFFIC	641.75
		KANSAS GAS SERVICE	2/21/13	2324 N JACKSON-JAN 2013	461.10
		WESTAR ENERGY	2/21/13	15TH & WASHINGTON-SL-JAN 2	20.56
			2/21/13	2631 OAKWOOD-SIREN-JAN 201	21.26
			2/21/13	601 E CHESTNUT-JAN 2013	438.98
			2/22/13	2324 N JACKSON-PUBLIC WORK	751.06
			2/22/13	2324 N JACKSON-BUILDING	1,499.95
			2/22/13	CRESTVIEW-ST LIGHTS	19.95
			2/22/13	6&700 BLK WASH-SIGNAL	177.68
			2/22/13	904 N FRANKLIN-ST LIGHTS	0.00
			2/22/13	JUNCTION CITY	242.29
			2/22/13	107 S WASHINGTON-ST LIGHTS	20.24
			2/22/13	915 W 4TH-ST LIGHTS	15.15
			2/22/13	9TH&100 BLK W 9TH-ST LIGHT	27.69
			2/22/13	9TH & FILLEY-ST LIGHTS	53.84
			2/22/13	SPRUCE ST-ST LIGHTS	19.95
			2/22/13	SPRUCE & BUNKERHILL-ST LIG	23.77
			2/22/13	UTILITY PARKING LOT-ST LIG	61.68
			2/22/13	UTILITY PARKING LOT-ST LIG	61.68
			2/22/13	JEFFERSON-BETWEEN 6TH-ST L	122.18
			2/22/13	MINNICK PARKING LOT-ST LIG	122.18
			2/22/13	PARKING LOT-	96.98
			2/22/13	WASHINGTON BRIDGE	103.17
			2/22/13	S BALLPARK 2 & 3-ST LIGHTS	19.95
			2/22/13	16TH & WASHINGTON-ST LIGHT	20.24
			2/22/13	1935 NORTHWIND-ST LIGHTS	22.39
			2/22/13	1935 NORTHWIND-ST LIGHTS	22.80
			2/22/13	8TH & 9TH ST-ST LIGHTS	10.50
			2/22/13	11TH ST & JACKSON SCHOOL X	10.50
			2/22/13	807 N WASHINGTON-ST LIGHT	535.45
			2/22/13	615 N WASHINGTON-ST LIGHTS	215.89
			2/22/13	716 N WASHINGTON-ST LIGHTS	494.13
			2/22/13	132 N EISENHOWER-ST LIGHT	20.15
			2/22/13	105 W 7TH ST-ST LIGHTS	0.00
			2/22/13	107 W 7TH ST-ST LIGHTS	0.00
			2/22/13	109 W 7TH-ST LIGHTS	0.00
			2/22/13	1419 N JEFFERSON-ST LIGHTS	20.35
			2/22/13	1618 N JEFFERSON-ST LIGHTS	20.24
			2/22/13	2800 GATEWAY-ST LIGHT	128.51
			2/22/13	1200 S WASHINGTON-ST LIGHT	344.59
			2/22/13	316 N US HWY 77-FLASHER	19.95
			2/22/13	600 W 6TH-ST LIGHT	42.36
			2/22/13	1121 S US HWY 77-FLASHER	21.06
			2/22/13	401 CAROLINE CT-ST LIGHT	135.08
			2/22/13	351 E CHESTNUT-ST LIGHT	385.21
			2/22/13	ST MARYS CEMETARY-SIREN	31.17
			2/22/13	INDUSTRIAL PARK-ST LIGHT	80.77
			2/22/13	601 W CHESTNUT-FLAG	19.95
			2/22/13	1222 W 8TH-SIREN	19.95
			2/22/13	CIVIL DEFENSE-SIREN	33.87

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/22/13	CIVIL DEFENSE-SIREN	33.87
			2/22/13	630 1/2 E TORNADO SIREN	31.17
			2/22/13	AIRPORT RD & JACKSON SIREN	36.48
			2/22/13	403 GRANT AVE-SIREN	22.80
			2/22/13	703 W ASH-SIREN	19.95
			2/22/13	1102 ST MARYS RD-SIREN	20.35
			2/22/13	2022 LACY DRIVE-SIREN	19.95
			2/22/13	701 SOUTHWIND-SIREN	22.60
			2/22/13	CIVIL DEFENSE SIREN	33.87
			2/22/13	CHESTNUT & WASHINGTON	106.42
			2/22/13	HWY 77 & MCFARLAND	67.99
			2/22/13	6TH & ADAMS	138.01
			2/22/13	6TH & GARFIELD	156.29
			2/22/13	6TH & EISENHOWER	59.15
			2/22/13	6TH & WEBSTER	137.08
			2/22/13	6TH & JACKSON	27.80
			2/22/13	6TH & MADISON	101.45
			2/22/13	6TH & FRANKLIN	60.29
			2/22/13	8TH & JEFFERSON	91.94
			2/22/13	8TH & JEFFERSON	322.17
			2/22/13	8TH & JACKSON	118.50
			2/22/13	8TH & WASHINGTON	65.16
			2/22/13	9TH & WASHINGTON	121.93
			2/22/13	14TH & JACKSON	118.10
			2/22/13	1760 W ASH	54.10
			2/22/13	4TH & WASHINGTON-BLINKER	20.35
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	60.48
			2/22/13	KPERS #2	1,313.63
		NAPA AUTO PARTS OF J.C.	2/08/13	STOCK COUPLINGS & AIR BRK	109.45
			2/20/13	TUBING & CLAMP; #681	49.69
			2/21/13	#648 WIPER BLADE	57.76
			2/22/13	SHOP FITTINGS	13.80
			2/23/13	FUEL FILTERS FOR #692	16.68
		CARD CENTER	1/31/13	2 SLY LAMPS FOR TRAFFIC	50.58
			1/31/13	TRK SIDEBORDS	121.04
			1/31/13	TRK CLEANING SUPPLIES	46.22
			1/31/13	2 SLY LAMPS FOR TRAFFIC	32.76
			1/31/13	HOLE DIGGER	36.99
			1/31/13	PLIER WRENCH AND BIT	34.98
			1/31/13	ROPE CLIP AND HOOK-EYE	13.28
			1/31/13	3 SLY 67516 STRT LIGHTS	49.14
			1/31/13	DUCT TAPE	5.49
			1/31/13	BOARDS FOR CONCRETE	14.59
			1/31/13	CONCRETE JOB PIECES	31.96
			1/31/13	60LB POST FAST SET (10)	52.90
			1/31/13	SOLID BLOCK	17.34
			1/31/13	60LB POST FAST SET (10)	52.90
			1/31/13	STREET LIGHT ITEMS	37.97
			1/31/13	INSPECTION BOOKS	138.13
			1/31/13	SIGN PULLER	842.49
			1/31/13	TARPS, BOLTS, SCREWS	48.97
			1/31/13	BRACKETS, TEAK, ETC.	425.45
			1/31/13	15 IN STAKE ANCHORS-3	11.37
			1/31/13	RACHET AND SHACKLE-#610S	271.92
			1/31/13	CLR COPIES-ARBOR DAY	106.08
			1/31/13	TRAFFIC LIGHT PARTS	366.74

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			1/31/13	WEBINAR LUNCH	10.96
			2/20/13	SUBWAY-APWA SYS LUNCH	7.41
			2/20/13	SUBWAY-BOX LUNCH TRNSP ENH	60.00
			2/20/13	FEDEX OFFICE-ST PROG,MPS,M	215.10
			2/20/13	WALMART-DPW CENTER SUPPLIE	13.21
			1/31/13	EYE BOLTS FOR VEHICLE	28.38
			1/31/13	OFFICE/BR SUPPLIES	15.36
			1/31/13	OFFICE/BR SUPPLIES	17.45
			1/31/13	OFFICE/BR SUPPLIES	19.86
		CINTAS #451	2/15/13	WKLY SHOP TOWELS	19.80
			2/15/13	WKLY MATS	24.68
			2/22/13	WKLY SHOP TOWELS	19.80
			2/22/13	WKLY FLR MATS	24.68
		SALINA STEEL SUPPLY, INC	2/21/13	FLEET STEEL	1,238.57
		KANSAS TRUCK CENTER, INC.	2/07/13	#689 ENGINE, REGULATOR, S	461.38
		SELLERS EQUIPMENT, INC	2/15/13	#690 SENSOR	388.92_
				TOTAL:	31,236.56
COURT	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	349.25
			2/22/13	MEDICARE WITHHOLDING	81.68
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	309.26
			2/22/13	PHS EMPLOYEE	309.26
		JOSHUA DOUGLASS	2/25/13	PAYMENT EVERY TWO WEEKS	2,500.00
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	109.28
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	43.20
			2/22/13	DELTA DENTAL OF KANSAS	43.20
			2/08/13	DELTA DENTAL OF KANSAS	21.88
			2/22/13	DELTA DENTAL OF KANSAS	21.88
		WESTAR ENERGY	2/22/13	221 W 7TH-COURT	193.36
			2/22/13	225 W 7TH-COURT-PARKING LI	12.00
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	439.56
			2/22/13	KPERS #2	87.54
		CINTAS #451	2/25/13	MATS @ MUNICIPAL COURT	32.62_
				TOTAL:	4,553.97
JC OPERA HOUSE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	105.80
			2/22/13	MEDICARE WITHHOLDING	24.74
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	73.76
		WESTAR ENERGY	2/22/13	135 W 7TH ST-OPERA HOUSE	4,174.16
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS RETIRED	156.76_
				TOTAL:	4,535.22
RECREATION	GENERAL FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	136.82
			2/22/13	MEDICARE WITHHOLDING	31.99
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS FAMILY	123.70
			2/22/13	PHS FAMILY	123.70
		TELEPLUS SOLUTIONS	2/15/13	12th Street	7.90
			2/15/13	12th Street Phones	8.70
			2/15/13	12th Street Internet	12.50
		COX BUSINESS SERVICES	2/02/13	12th St Internet Connectio	99.95
			2/02/13	12th Street Metro E	182.50
			2/02/13	12th Street Phones	81.00
		DEANS CUSTOM UPHOLSTERY	2/15/13	COVER CHAIRS IN KITCHEN	366.84
		DONNA SWIHART	2/25/13	TRVL REIM-JAN 28 TO JAN 31	92.13
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	17.28
			2/22/13	DELTA DENTAL OF KANSAS	17.28

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		SECURITY SOLUTIONS INC	2/11/13	SECURITY SOLUTIONS INC	18.27
		WESTAR ENERGY	2/22/13	1002 W 12TH-COMMUNITY/P LI	1,337.74
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #2	81.70
		MASSCO	2/07/13	FLOOR FINISH PRODUCT	119.97
		CARD CENTER	2/11/13	CONFERENCE REGISTRATION	255.00
			2/11/13	CALENDARS	9.76
			2/11/13	FILE CRATE, EX BALL, SHELF	40.41
			2/11/13	FIT EQUIP/ HYDRO CYLINDER	2,020.00
			2/11/13	OFFICE SUPPLIES	24.79
			2/11/13	PLASTIC TABS	3.17
			2/11/13	EXERCISE EQUIP	1,475.00-
			2/11/13	FAN FOR FIT CENTER	29.99
			2/11/13	MURAL VOLUNTEERS	20.00
		CINTAS #451	2/22/13	GREY MATS 12TH ST	31.98
		SAM'S CLUB	2/21/13	DRUM LINER/SIMPLE FIT	420.80
		CARY COMPANY	2/14/13	MOP HEADS CLOROX WIPES	50.15_
				TOTAL:	4,291.02
NON-DEPARTMENTAL	GRANTS	INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	1,274.29
			2/22/13	SOCIAL SECURITY WITHHOLDIN	210.70
			2/22/13	MEDICARE WITHHOLDING	170.71
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	100.00
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	2/22/13	FIREFIGHTERS AID ASSOCIATI	12.50
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	231.96
			2/22/13	PHS EMPLOYEE	231.96
			2/08/13	PHS EMP/SPOUSE	260.38
			2/22/13	PHS EMP/SPOUSE	260.38
		CITY OF JUNCTION CITY	2/08/13	TELEPHONE REIMBURSEMENT	13.25
			2/22/13	TELEPHONE REIMBURSEMENT	13.25
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	31.98
			2/22/13	DELTA DENTAL OF KANSAS	31.98
		FIREMEN'S RELIEF ASSOCIATION	2/22/13	FIREMANS RELIEF	22.20
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	2/22/13	I.A.F.F. LOCAL 3309	105.00
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	404.57
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	151.18
			2/22/13	KP&F	603.37
		KANSAS STATE BANK	2/22/13	FLEX SPENDING-1074334	90.83
		POLICE & FIREMEN'S	2/08/13	POLICE & FIRE INSURANCE	115.10
			2/22/13	POLICE & FIRE INSURANCE	115.10
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	2/08/13	AFLAC BEFORE TAX	51.91
			2/22/13	AFLAC BEFORE TAX	51.91
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/22/13	UNITED WAY	13.00_
				TOTAL:	4,567.51
2005 JAG	GRANTS	GEARY COUNTY SHERIFF	2/21/13	GESO LAPTOPS 2012 JAG GRAN	5,184.95_
				TOTAL:	5,184.95
SELF HELP HOUSING	GRANTS	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	210.70
			2/22/13	MEDICARE WITHHOLDING	49.28
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	154.63
			2/22/13	PHS EMPLOYEE	154.63
			2/08/13	PHS EMP/SPOUSE	154.63
			2/22/13	PHS EMP/SPOUSE	154.63
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	35.79
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	43.20
			2/22/13	DELTA DENTAL OF KANSAS	43.20

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	337.88
		CARD CENTER	2/22/13	COMPUTER CHECKS	65.42
			2/22/13	SEARS-APPLIANCES	1,819.25_
				TOTAL:	3,223.24
SAFER GRANT-FIRE DEPT	GRANTS	INTERNAL REVENUE SERVICE	2/22/13	MEDICARE WITHHOLDING	121.43
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	773.15
			2/22/13	PHS EMPLOYEE	773.15
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	21.60
			2/22/13	DELTA DENTAL OF KANSAS	21.60
			2/08/13	DELTA DENTAL OF KANSAS	43.76
			2/22/13	DELTA DENTAL OF KANSAS	43.76
		KANSAS PUBLIC EMPLOYEES	2/22/13	KP&F	1,487.71_
				TOTAL:	3,286.16
NON-DEPARTMENTAL	SPIN CITY	INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	329.92
			2/22/13	SOCIAL SECURITY WITHHOLDIN	331.38
			2/22/13	MEDICARE WITHHOLDING	77.50
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	38.66
			2/22/13	PHS EMPLOYEE	38.66
		CITY OF JUNCTION CITY	2/08/13	TELEPHONE REIMBURSEMENT	13.25
			2/22/13	TELEPHONE REIMBURSEMENT	13.25
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	10.66
			2/22/13	DELTA DENTAL OF KANSAS	10.66
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	109.29
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	45.70
			2/22/13	KPERS #2	60.31_
				TOTAL:	1,079.24
SPIN CITY	SPIN CITY	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	331.38
			2/22/13	MEDICARE WITHHOLDING	77.50
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	154.63
			2/22/13	PHS EMPLOYEE	154.63
		TELEPLUS SOLUTIONS	2/15/13	Spin City Phones	11.39
			2/15/13	Spin City Internet	8.50
		COX BUSINESS SERVICES	2/02/13	Spin City - Cable	100.65
			2/02/13	Spin City - Internet	47.95
			2/02/13	Spin City - Telephone	91.44
			2/02/13	Spin City Metro E	352.83
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	21.60
			2/22/13	DELTA DENTAL OF KANSAS	21.60
			2/08/13	DELTA DENTAL OF KANSAS	10.94
			2/22/13	DELTA DENTAL OF KANSAS	10.94
		SECURITY SOLUTIONS INC	2/21/13	ALARM-915 S WASHINGTON	22.00
		WESTAR ENERGY	2/22/13	915 S WASHINGTON-GOLF-SPIN	66.28
			2/22/13	915 S WASHINGTON-SPIN CITY	1,006.66
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	102.13
			2/22/13	KPERS #2	134.99
		CARD CENTER	2/20/13	WALMART-VIDEO GAMES,CONTRO	359.72
			2/20/13	WALMART-PRINTER	129.00
			2/20/13	WALMART-CORN CHIPS	17.90
			2/20/13	WALMART-CHILLI,DONUTS,CAKE	66.30
			2/20/13	WALMART-HOT DOGS, PIZZA, C	81.24
			2/20/13	WALMART-MILK,BUTTER,WHIPCR	12.72
			2/20/13	WALMART-VIDEO GAMES,GAME S	999.36
			2/20/13	FAMILY VIDEO-MOVIE RENTAL	2.59

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/20/13	APPLE 1-TUNES-MUSIC	10.98
			2/20/13	WALMART-GOODY BAGS/STAFF P	290.89
			2/20/13	FAMILY VIDEO-MOVIE RENTAL	2.59
			2/20/13	DOLLAR TREE-SHRINKWRAP	6.00
			2/20/13	WALMART-CHICKEN	39.28
			2/20/13	WALMART-OFFICE SUPPLIES	102.41
			2/20/13	WALMAR-CLEANING SUPPLIES	37.75
			2/20/13	WALMART-FOOD SUPPLIES/CAND	126.43
			2/20/13	FAMILY VIDEO-MOVIE RENTAL	2.59
			2/20/13	FAMILY VIDEO-MOVIE RENTAL	3.09
			2/11/13	LINDSEY MARRS MEMB KRPA	70.00_
				TOTAL:	5,088.88
INDUSTRIAL REVENUE BON	BOND & INTEREST	EMPRISE BANK	2/25/13	IRB-PAYMENT CAPGEMINI	15,073.03
			2/25/13	IRB-PAYMENT CAPGEMINI	15,073.04_
				TOTAL:	30,146.07
BOND & INTEREST	BOND & INTEREST	LANDMARK NATIONAL BANK	3/01/13	MAR 2013-LOAN PAYMENT	8,717.87_
				TOTAL:	8,717.87
NON-DEPARTMENTAL	WATER & SEWER FUND	LOYAL AMERICAN LIFE INSURANCE COMPANY	2/08/13	CANCER PLAN	8.53
			2/22/13	CANCER PLAN	8.53
		FAMILY SUPPORT PAYMENT CENTER (MISSOURI	2/22/13	MACSS #41061331/ CV103-753	154.85
		INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	3,427.14
			2/22/13	SOCIAL SECURITY WITHHOLDIN	2,206.96
			2/22/13	MEDICARE WITHHOLDING	516.16
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	368.01
		AMERICAN UNITED LIFE INSURANCE COMPANY	2/08/13	AMERICAN UNITED LIFE	46.99
			2/22/13	AMERICAN UNITED LIFE	46.99
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	473.04
			2/22/13	PHS EMPLOYEE	473.04
			2/08/13	PHS EMP/SPOUSE	280.17
			2/22/13	PHS EMP/SPOUSE	280.17
			2/08/13	PHS FAMILY	307.58
			2/22/13	PHS FAMILY	307.58
		SHEA, CARVER & BLANTON	2/22/13	2008 LM 2026 VONHOLTZ-ATER	192.64
		CONTINENTAL AMERICAN INSURANCE COMPANY	2/08/13	CAIC	6.68
			2/22/13	CAIC	6.68
		CITY OF JUNCTION CITY	2/08/13	CITY OF JUNCTION CITY (G-F	16.50
			2/22/13	CITY OF JUNCTION CITY (G-F	16.50
			2/08/13	TELEPHONE REIMBURSEMENT	8.50
			2/22/13	TELEPHONE REIMBURSEMENT	8.50
			2/08/13	TELEPHONE REIMBURSEMENT	59.13
			2/22/13	TELEPHONE REIMBURSEMENT	70.74
		KANSAS PAYMENT CENTER	2/22/13	GARNISHMENT	120.00
			2/22/13	KANSAS PAYMENT CENTER	175.90
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	110.17
			2/22/13	DELTA DENTAL OF KANSAS	110.17
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	1,210.40
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	476.95
			2/22/13	KPERS #2	1,259.03
		KANSAS STATE BANK	2/22/13	FLEX SPENDING-1074334	203.72
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	2/08/13	AFLAC	43.22
			2/22/13	AFLAC	43.22
			2/08/13	AFLAC BEFORE TAX	159.03
			2/22/13	AFLAC BEFORE TAX	177.45

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/22/13	UNITED WAY	26.06_
				TOTAL:	13,406.93
WATER DISTRIBUTION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	400.20
			2/22/13	MEDICARE WITHHOLDING	93.58
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	382.61
			2/22/13	PHS EMPLOYEE	386.94
			2/08/13	PHS EMP/SPOUSE	29.07
			2/22/13	PHS EMP/SPOUSE	29.07
		CENTURY UNITED COMPANIES, INC	2/22/13	Copier - PW	7.00
			2/22/13	Copier - PW Overage Charge	2.72
		BARNES DISTRIBUTION	2/04/13	STOCK TUBING	21.04
		COX BUSINESS SERVICES	2/02/13	Public Works - Metro E - 2	45.63
			2/02/13	Public Works - Telephone -	55.70
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	47.26
			2/22/13	DELTA DENTAL OF KANSAS	47.26
			2/08/13	DELTA DENTAL OF KANSAS	16.14
			2/22/13	DELTA DENTAL OF KANSAS	16.43
		HD SUPPLY WATERWORKS, LTD	2/12/13	5/8 MTR WASHERS& FRGHT	72.43
			2/11/13	DRIVE SEC SOCKETS	42.59
		KANSAS GAS SERVICE	2/21/13	2324 N JACKSON-JAN 2013	461.09
		KANSAS MUNICIPAL UTILITIES	1/15/13	2013 KMU MEMBERSHIP DUES	500.00
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	65.84
			2/22/13	KPERS #2	471.60
		NAPA AUTO PARTS OF J.C.	2/08/13	STOCK COUPLINGS & AIR BRK	27.36
		CARD CENTER	1/31/13	INSPECTION BOOKS	34.54
			2/20/13	SUBWAY-APWA SYS LUNCH	7.40
			2/20/13	SHERWIN WILLIAMS-DPW LOBBY	11.14
			2/20/13	WALMART-DPW CENTER SUPPLIE	13.21
			1/31/13	TAPE MEASURES	17.98
			1/31/13	CAULK	11.98
			1/31/13	TOWELS, GLOVES	30.94
			1/31/13	OUTLET, PLATES, PLUG	8.57
			1/31/13	OFFICE/BR SUPPLIES	3.84
			1/31/13	OFFICE/BR SUPPLIES	4.96
			1/31/13	OFFICE/BR SUPPLIES	4.36
		CINTAS #451	2/15/13	WKLY MATS	6.17
			2/22/13	WKLY FLR MATS	6.17_
				TOTAL:	3,382.82
WATER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	751.59
			2/22/13	MEDICARE WITHHOLDING	175.79
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	640.75
			2/22/13	PHS EMPLOYEE	635.34
			2/08/13	PHS EMP/SPOUSE	61.85
			2/22/13	PHS EMP/SPOUSE	61.85
			2/08/13	PHS FAMILY	54.12
			2/22/13	PHS FAMILY	54.12
		COX BUSINESS SERVICES	2/02/13	Phone Lines - Cox	172.66
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	62.21
			2/22/13	DELTA DENTAL OF KANSAS	62.21
			2/08/13	DELTA DENTAL OF KANSAS	38.24
			2/22/13	DELTA DENTAL OF KANSAS	37.86
		SECURITY SOLUTIONS INC	2/21/13	ALARM WUPD 2307 N JACKSON	35.00
			2/21/13	ALARM CITY CLERK OFC.(CS d	18.00
		WESTAR ENERGY	2/22/13	2232 W ASH-WATER TOWER	116.26

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/22/13	2100 N JACKSON-WATER	262.91
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	501.12
			2/22/13	KPERS #2	508.96
		CARD CENTER	2/20/13	FAIRLAWN-GAS FOR MTR TRUCK	11.37
			2/20/13	FAIRLAWN-GAS FOR MTR TRUCK	10.00
			2/20/13	FAIRLAWN-GAS FOR MTR TRUCK	58.50
			2/20/13	HAND TRUCKS-2 HAND TRUCKS	119.90
			2/20/13	KEY OFFICE-STAPLES/NOTEBOO	10.51
			2/20/13	OREILLY-FLOOR MATS	39.99
			2/20/13	AUTO ZONE-FLOOR MATS	39.99
			2/20/13	WATERS-KEYS FOR CHEVY	3.49
			2/20/13	WATERS-COASTERS FOR MACHIN	11.98
		CINTAS #451	2/21/13	SCRAPER/BROWN MAT	30.07
			2/21/13	UNIFORMS-LANGDON, KENNY	10.74
			2/25/13	SCRAPER/BROWN MAT	48.25
			2/25/13	UNIFORMS-LANGDON, KENNY	10.74
				TOTAL:	4,656.37
REVOLVING LOAN WASTEWA WATER & SEWER FUND KDHE-BUREAU OF ENVIRON			2/10/13	LOAN 1534 MARCH 2013 PMT	75,958.66
			2/10/13	LOAN 1534 MARCH 2013 PMT	26,034.58
			2/10/13	LOAN 1534 MARCH 2013 PMT	1,990.41
			2/10/13	LOAN 1694 MARCH 2013 PAYME	134,724.56
			2/10/13	LOAN 1694 MARCH 2013 PAYME	55,973.62
			2/10/13	LOAN 1694 MARCH 2013 PAYME	5,688.38
				TOTAL:	300,370.21
SEWER DISTRIBUTION	WATER & SEWER FUND INTERNAL REVENUE SERVICE		2/22/13	SOCIAL SECURITY WITHHOLDIN	344.06
			2/22/13	MEDICARE WITHHOLDING	80.46
		DOUBLE CHECK COMPANY INC	2/20/13	PD UNDERGROUND TANK	1,418.57
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	386.57
			2/22/13	PHS EMPLOYEE	386.57
			2/08/13	PHS EMP/SPOUSE	29.07
			2/22/13	PHS EMP/SPOUSE	29.07
		CENTURY UNITED COMPANIES, INC	2/22/13	Copier - PW	7.00
			2/22/13	Copier - PW Overage Charge	2.72
		ROBERTS TRUCK CENTER	2/18/13	#921 BRAKES	379.77
		BARNES DISTRIBUTION	2/04/13	STOCK TUBING	21.03
		CENTRAL POWER SYSTEMS & SERVICES	2/12/13	LANDING GEAR FOR 922T	641.31
			2/11/13	#922T AIR SPRING AND FREIG	525.00
		COX BUSINESS SERVICES	2/02/13	Public Works - Metro E - 2	45.62
			2/02/13	Public Works - Telephone -	55.70
		ELLIOTT EQUIPMENT CO.	2/21/13	#918 HYDRUALICS	1,412.99
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	36.78
			2/22/13	DELTA DENTAL OF KANSAS	38.47
			2/08/13	DELTA DENTAL OF KANSAS	16.42
			2/22/13	DELTA DENTAL OF KANSAS	16.40
		KANSAS GAS SERVICE	2/21/13	2324 N JACKSON-JAN 2013	461.09
		KANSAS MUNICIPAL UTILITIES	1/15/13	2013 KMU MEMBERSHIP DUES	500.00
		WESTAR ENERGY	2/22/13	1001 GOLDENBELT LIFT-JAN 1	131.05
			2/21/13	400 E CHESTNUT-LIFT-JAN 20	177.62
			2/21/13	630 E ST-LIFT STATION-JAN	125.18
			2/21/13	948 GRANT-LIFT ST-JAN 2013	125.49
			2/21/13	ELMDALE LIFT PUMP-JAN 2013	135.72
			2/21/13	MOBILE TRAVELER-JAN 2013	130.66
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	65.85
			2/22/13	KPERS #2	391.19

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
		NAPA AUTO PARTS OF J.C.	2/08/13	STOCK COUPLINGS & AIR BRK	27.36
			2/13/13	921 CONNECTOR AND BRACKET	15.18
		CARD CENTER	1/31/13	INSPECTION BOOKS	34.54
			1/31/13	LIME FOR SEWER OVERFLOW	93.90
			2/20/13	SHERWIN WILLIAMS-DPW LOBBY	11.15
			1/31/13	LIFT STATION BATTERIES	59.18
			1/31/13	CC FIELD MARKER	46.95
			1/31/13	OFFICE/BR SUPPLIES	3.83
			1/31/13	OFFICE/BR SUPPLIES	4.36
			1/31/13	OFFICE/BR SUPPLIES	4.96
		CINTAS #451	2/15/13	WKLY MATS	6.16
			2/22/13	WKLY FLR MATS	6.16
		SMITH & LOVELESS, INC	3/12/13	LIFT STATION PARTS	484.81_
				TOTAL:	8,915.97
SEWER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	711.17
			2/22/13	MEDICARE WITHHOLDING	166.30
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	482.13
			2/22/13	PHS EMPLOYEE	483.19
			2/08/13	PHS EMP/SPOUSE	46.39
			2/22/13	PHS EMP/SPOUSE	46.39
			2/08/13	PHS FAMILY	54.12
			2/22/13	PHS FAMILY	54.12
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	77.01
			2/22/13	DELTA DENTAL OF KANSAS	75.32
			2/08/13	DELTA DENTAL OF KANSAS	27.53
			2/22/13	DELTA DENTAL OF KANSAS	27.60
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	433.18
			2/22/13	KPERS #2	566.08_
				TOTAL:	3,250.53
WASTEWATER PLANTS	WATER & SEWER FUND	OLSSON ASSOCIATES	2/14/13	SWWWTP FEASIBILITY STUDY	5,696.25
		DS&O RURAL ELECTRIC	2/21/13	SEWER LIFT	142.19
			2/21/13	BROOKEBEND LIFT STATION	195.28
			2/21/13	LIFT STATION- HILLTOP #5	195.28
			2/21/13	2542/2548 JAGER DR SWR LIF	109.06
			2/21/13	2326/2321 OSPREY SWR LIFT	104.04
			2/21/13	2515 WILMA-OLIVIA FARMS-LI	165.89_
				TOTAL:	6,607.99
NON-DEPARTMENTAL	STORM WATER	LOYAL AMERICAN LIFE INSURANCE COMPANY	2/08/13	CANCER PLAN	4.27
			2/22/13	CANCER PLAN	4.27
		INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	251.57
			2/22/13	SOCIAL SECURITY WITHHOLDIN	135.97
			2/22/13	MEDICARE WITHHOLDING	31.80
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	25.00
		AMERICAN UNITED LIFE INSURANCE COMPANY	2/08/13	AMERICAN UNITED LIFE	4.61
			2/22/13	AMERICAN UNITED LIFE	4.61
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	48.34
			2/22/13	PHS EMPLOYEE	48.34
		CITY OF JUNCTION CITY	2/08/13	TELEPHONE REIMBURSEMENT	6.62
			2/22/13	TELEPHONE REIMBURSEMENT	9.93
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	8.01
			2/22/13	DELTA DENTAL OF KANSAS	8.01
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	78.05
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	41.66

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/22/13	KPERS #2	73.22
		KANSAS STATE BANK	2/22/13	FLEX SPENDING-1074334	5.21
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	2/08/13	AFLAC BEFORE TAX	7.25
			2/22/13	AFLAC BEFORE TAX	7.25
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/22/13	UNITED WAY	2.25_
				TOTAL:	806.24
STORM WATER MANAGEMENT	STORM WATER	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	135.94
			2/22/13	MEDICARE WITHHOLDING	31.80
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	193.27
			2/22/13	PHS EMPLOYEE	193.26
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	16.20
			2/22/13	DELTA DENTAL OF KANSAS	16.20
			2/08/13	DELTA DENTAL OF KANSAS	5.47
			2/22/13	DELTA DENTAL OF KANSAS	5.47
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	93.09
			2/22/13	KPERS #2	109.10
		CARD CENTER	2/20/13	USPS-MAIL TO KS WATER OFFI	16.72_
				TOTAL:	816.52
ECONOMIC DEVELOPMENT	ECONOMIC DEVELOPME	CHAMBER OF COMMERCE	2/25/13	JAN 2013 BUDGET DISTN	90,863.57_
				TOTAL:	90,863.57
LIBRARY	LIBRARY FUND	DOROTHY BRAMLAGE LIBRARY	2/25/13	JAN 2013 TAX DISTN	405,488.79_
				TOTAL:	405,488.79
NON-DEPARTMENTAL	SANITATION FUND	INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	998.75
			2/22/13	SOCIAL SECURITY WITHHOLDIN	579.76
			2/22/13	MEDICARE WITHHOLDING	135.59
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	105.08
		AMERICAN UNITED LIFE INSURANCE COMPANY	2/08/13	AMERICAN UNITED LIFE	18.87
			2/22/13	AMERICAN UNITED LIFE	18.87
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	131.45
			2/22/13	PHS EMPLOYEE	131.45
			2/08/13	PHS EMP/SPOUSE	325.48
			2/22/13	PHS EMP/SPOUSE	325.48
			2/08/13	PHS FAMILY	65.91
			2/22/13	PHS FAMILY	65.91
		CITY OF JUNCTION CITY	2/08/13	TELEPHONE REIMBURSEMENT	1.99
			2/22/13	TELEPHONE REIMBURSEMENT	5.30
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	30.39
			2/22/13	DELTA DENTAL OF KANSAS	30.39
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	350.07
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	28.84
			2/22/13	KPERS #2	478.51
		KANSAS STATE BANK	2/22/13	FLEX SPENDING-1074334	15.62
		AMERICAN FAMILY LIFE ASSURANCE COMPANY	2/08/13	AFLAC	22.66
			2/22/13	AFLAC	22.66
			2/08/13	AFLAC BEFORE TAX	2.70
			2/22/13	AFLAC BEFORE TAX	2.70
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/22/13	UNITED WAY	3.55_
				TOTAL:	3,897.98
SANITATION PICKUP	SANITATION FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	505.13
			2/22/13	MEDICARE WITHHOLDING	118.15
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	502.55

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
			2/22/13	PHS EMPLOYEE	502.55
			2/08/13	PHS EMP/SPOUSE	193.29
			2/22/13	PHS EMP/SPOUSE	193.29
		CENTURY UNITED COMPANIES, INC	2/22/13	Copier - PW	7.00
			2/22/13	Copier - PW Overage Charge	2.71
		ROBERTS TRUCK CENTER	2/18/13	SANI STOCK KITS	525.09
		BARNES DISTRIBUTION	2/04/13	STOCK TUBING	42.07
		COX BUSINESS SERVICES	2/02/13	Public Works - Metro E - 2	45.62
			2/02/13	Public Works - Telephone -	55.70
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	48.60
			2/22/13	DELTA DENTAL OF KANSAS	48.60
			2/08/13	DELTA DENTAL OF KANSAS	24.61
			2/22/13	DELTA DENTAL OF KANSAS	24.61
		KANSAS GAS SERVICE	2/21/13	2324 N JACKSON-JAN 2013	461.10
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #2	671.99
		NAPA AUTO PARTS OF J.C.	2/08/13	STOCK COUPLINGS & AIR BRK	54.72
		CARD CENTER	1/31/13	INSPECTION BOOKS	69.05
			1/31/13	TARPS, BOLTS, SCREWS	2.10
			1/31/13	OFFICE/BR SUPPLIES	7.68
			1/31/13	OFFICE/BR SUPPLIES	8.72
			1/31/13	OFFICE/BR SUPPLIES	9.93
		CINTAS #451	2/15/13	WKLY MATS	12.34
			2/22/13	WKLY FLR MATS	12.34_
				TOTAL:	4,149.54
SANITATION ADMINISTRAT	SANITATION FUND	INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	74.58
			2/22/13	MEDICARE WITHHOLDING	17.45
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	23.20
			2/22/13	PHS EMPLOYEE	23.20
			2/08/13	PHS FAMILY	23.20
			2/22/13	PHS FAMILY	23.20
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	12.96
			2/22/13	DELTA DENTAL OF KANSAS	12.96
			2/08/13	DELTA DENTAL OF KANSAS	1.64
			2/22/13	DELTA DENTAL OF KANSAS	1.64
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	64.46
			2/22/13	KPERS #2	41.01_
				TOTAL:	319.50
NON-DEPARTMENTAL	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	300.66
			2/22/13	MEDICARE WITHHOLDING	29.88
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	38.66
			2/22/13	PHS EMPLOYEE	38.66
		JUNCTION CITY POLICE	2/22/13	JCPOA	20.00
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	89.35
		KANSAS PUBLIC EMPLOYEES	2/22/13	KP&F	146.94_
				TOTAL:	664.15
DRUG & ALCOHOL ABUSE	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	2/22/13	MEDICARE WITHHOLDING	29.88
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	154.63
			2/22/13	PHS EMPLOYEE	154.63
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	10.94
			2/22/13	DELTA DENTAL OF KANSAS	10.94
		KANSAS PUBLIC EMPLOYEES	2/22/13	KP&F	362.32_
				TOTAL:	723.34

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	SPECIAL LE TRUST F	INTERNAL REVENUE SERVICE	2/22/13	FEDERAL WITHHOLDING	34.11
			2/22/13	SOCIAL SECURITY WITHHOLDIN	32.50
			2/22/13	MEDICARE WITHHOLDING	7.60
		ING LIFE INSURANCE & ANNUITY COMPANY	2/22/13	ING	25.00
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	19.33
			2/22/13	PHS EMPLOYEE	19.33
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	5.33
			2/22/13	DELTA DENTAL OF KANSAS	5.33
		KANSAS DEPT OF REVENUE	2/22/13	STATE WITHHOLDING	11.92
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	22.29
		KANSAS STATE BANK	2/22/13	FLEX SPENDING-1074334	8.34_
				TOTAL:	191.08
SPECIAL LAW ENFORCEMEN	SPECIAL LE TRUST F	DAVID WARNER	2/20/13	813620 KEY SEIZED VEHICLE	135.00
		INTERNAL REVENUE SERVICE	2/22/13	SOCIAL SECURITY WITHHOLDIN	32.50
			2/22/13	MEDICARE WITHHOLDING	7.60
		COVENTRY HEALTH SYSTEMS	2/08/13	PHS EMPLOYEE	77.31
			2/22/13	PHS EMPLOYEE	77.32
		CENTURY LINK	2/20/13	N021202158 DTF PHONE SERVI	38.31
		BVAC	2/25/13	AMMUNITION - 12 GA 8 OZ	673.96
		ROOT9B	2/22/13	CELLEBRITE CERTIFICATION	900.00
		DAVE'S ELECTRIC, INC.	2/21/13	2013057 LE MEMORIAL LIGHTS	82.56
		DELTA DENTAL (PAYROLL)	2/08/13	DELTA DENTAL OF KANSAS	10.80
			2/22/13	DELTA DENTAL OF KANSAS	10.80
		KANSAS PUBLIC EMPLOYEES	2/22/13	KPERS #1	49.82
		NEX-TECH	2/25/13	DRUG TASK FORCE	2.51
		CARD CENTER	2/13/13	MIDWAY USA-ONE SHOT	197.67
			2/13/13	QUANTICO-SWAT EQUIPMENT	245.55
			2/13/13	HOB LOBBY-RETIRE PLAQUE-SH	38.99
			2/13/13	HOBBY LOBBY-PLAQUE-GVP CHI	38.99_
				TOTAL:	2,619.69
LAW ENFORCEMENT TRAIN	LAW ENFORCEMENT TR	ED ROEHR SAFETY PRODUCTS	2/15/13	382743 TASER CARTRIDGES	648.72
		ROOT9B	2/22/13	CELLEBRITE CERTIFICATION	900.00
		CARD CENTER	2/13/13	7179 GLOCK-ARMORER TRNG #1	195.00
			2/13/13	155426GLOCK-INSTRUCTOR TRN	350.00
			2/13/13	QUIZNOS-KACP LEGISLTV CONF	12.17
			2/13/13	JIMJOHNS-KACP LEGISLTV CON	12.51
			2/13/13	RAMADO-KACP LEGISLTV CONF2	84.53
			2/13/13	NATL CRIM ENFORCE CONF #13	295.00_
				TOTAL:	2,497.93

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT_
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===== FUND TOTALS =====				
01	GENERAL FUND			599,014.28
02	GRANTS			16,261.86
10	SPIN CITY			6,168.12
12	BOND & INTEREST			38,863.94
15	WATER & SEWER FUND			340,590.82
18	STORM WATER			1,622.76
19	ECONOMIC DEVELOPMENT			90,863.57
20	LIBRARY FUND			405,488.79
23	SANITATION FUND			8,367.02
47	DRUG & ALCOHOL ABUSE FUND			1,387.49
50	SPECIAL LE TRUST FUND			2,810.77
54	LAW ENFORCEMENT TRAINING			2,497.93

GRAND TOTAL:				1,513,937.35

TOTAL PAGES: 24

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF JUNCTION CITY, KS
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 9,999,999.00CR THRU 9,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 2/12/2013 THRU 2/25/2013

PAYROLL SELECTION

PAYROLL EXPENSES: NO
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: GL Post Date
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: APPROPRIATIONS--FEB 12-FEB 25 2013-CS
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

Backup material for agenda item:

- b. Consideration of the February 19, 2013 City Commission Minutes.

CITY COMMISSION MINUTES

February 19, 2013

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, February 19, 2013 with Mayor Pat Landes presiding.

The following members of the Commission were present: Cecil Aska, Scott Johnson, Pat Landes, Jim Sands and Jack Taylor. Staff present was: City Manager Vernon, City Attorney Logan, and City Clerk Ficken.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-4 dated January 29, 2013 to February 11, 2013 in the amount of \$994,555.36. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of the City Commission Minutes for February 5, 2013. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Memorandum of Understanding between the City of Junction City and the Junction City Junior Baseball Association for the use of City facilities. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of bid for irrigation and pump repair Rolling Meadows Golf Course bid number RM-13-0001. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of proposed lease of City owned land for purpose of the sale of fireworks to Big Daddy Fireworks for \$3,000. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and formal acceptance of the gift of a Harley Davidson motorcycle to the City from City Cycle Sales, Inc. Commissioner Aska moved, seconded by Commissioner Sands to approve the consent agenda. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATION

Presentation for Detective Al Babcock – Kansas VFW’s Fourth District Law Enforcement Officer of the Year. The VFW & Mayor Landes presented the awards.

NEW BUSINESS

Consideration of consulting engineer services for the best qualified consultant for the City of Junction City FAA and other airport capital improvement projects for a five year period. Commissioner Johnson asked if there are strings attached to the grant funds. Finance Director Beatty stated that a percentage of the funds would need to be repaid if the airport was closed. Mayor Landes asked who compiled the ranking. Finance Director Beatty stated that she, Kris Finger, and the Airport Board ranked the proposals. Commissioner Taylor asked if number will be available for the budget. Finance Director Beatty stated that the project estimate is \$271,000, and the City match is 10%; the project would fix lighting at the airport, which has been a problem. Commissioner Johnson stated that this is a luxury for 20 people, and the County needs to participate in funding this. Finance Director Beatty stated that there is a mixture of City and County funded airports across the state. Mayor Landes stated that Lifestar is stationed at the airport. Commissioner Johnson stated that the City cannot afford everything. Commissioner Taylor asked former Fire Chief Mike Ryan to discuss the station of Lifestar at Fire Station #2. Mike Ryan stated that Station #2 did keep the program for a time, but there are no living quarters for the pilots; the equipment will not fit now because training trailers are now kept at station #2. Commissioner Johnson stated that he is against this until the airport becomes viable. Commissioner Sands moved, seconded by Commissioner Aska to approve the selection of engineering consulting services for airport projects to Lochner. Ayes: Aska, Landes, Sands. Nays: Johnson, Taylor. Motion carried.

Consideration and Award of Bid for Police Sport Utility Vehicles. Mayor Landes inquired about the GSA purchase. Chief Brown stated that GSA is a purchase through the State of Kansas via Federal Government pricing. Chief Brown stated that Jim Clark Chevrolet would provide service for the vehicles. Commissioner Sands if all the vehicles would be for patrol. Chief Brown stated that two of the vehicles will replace detective units; the vehicles currently used by the detectives are incurring high maintenance costs. Commissioner Sands asked if energy efficient vehicles have been considered. Chief Brown stated that the purchase prices are \$40,000 for a Chevy Volt. Commissioner Aska moved, seconded by Commissioner Taylor to award the bid to GSA. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Records Management System. Commissioner Taylor asked what the cost will be. City Clerk Ficken stated that the project has not been budgeted, but current resources will be used. Commissioner Taylor stated that

the County stores records at the salt mines. Finance Director Beatty stated that her experience with other communities is that the cost of storage at the salt mines is very reasonable. Finance Director Beatty stated that the cost of shredding documents would be another expense, but a small expense. Commissioner Aska stated that it is important that records are destroyed completely. City Clerk Ficken stated that the destruction form provides that the person responsible for destruction ensures their destruction. Commissioner Aska stated that there needs to be checks and balances on record destruction. Commissioner Aska moved, seconded by Commissioner Johnson to approve the Records Management System. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Fort Development/Thomas Fritzel Letter from the City Commission. City Attorney Logan explained the circumstances by which Fort Development has become delinquent on property taxes at Olivia Farms. City Attorney Logan stated that the County has the authority to peruse a tax sale. City Attorney Logan stated that any statements made via letter to the organization developing the stadium and park complex should be factual. City Attorney Logan stated that she is concerned about tort of defamation if statements are not based on fact. Commissioner Johnson stated that the Lawrence paper should be commended for their work, and the Olivia Farms development caused a lot of problems for other developers. Commissioner Johnson stated that the whole thing is crooked, and the guy is a lot seller, and not a developer. City Attorney Logan stated that the Olivia Farms development was included in the BKD report, and the State of Kansas was petitioned by herself and Representative Craft to address the issue of allowing 3 years for delinquent taxes. Commissioner Johnson stated that \$1.6 million in specials were transferred to a ravine; the Sutherland family is invested in Olivia Farms, and does business with Lathrop & Gage. City Attorney Logan stated that she made presentations to the City regarding the allocation of specials which also included bond counsel, and George K. Baum. City Attorney Logan stated that the agreement with Fort Development provided that the City would peruse RHID which could have saved the City \$4 million. Commissioner Johnson stated that it would not have panned out, just like the Bluffs. Mayor Landes stated that he does not see what is to be gained by sending a letter; it seems that the Lawrence paper has gotten the information out. Commissioner Taylor stated that Mark Sanders requested that the letter be drafted. Commissioner Johnson stated that Mr. Fritzel should come to Junction City instead of holding court in Lawrence. Commissioner Taylor stated that Junction City is making up for the unpaid taxes; he feels that the development agreement was provided by the developer and rubber stamped by the Commission. Commissioner Johnson stated that there is a difference between what is legally right and morally right. Commissioner Johnson stated that the City should allow Olivia Farms to proceed on a few lots to prove that they have no interest in building. City Attorney Logan stated that an amendment to the City Code would be needed to move forward on that proposal. Commissioner

Johnson stated that he has never been sued, and he feels that Mr. Fritzel is being defended.

COMMISSIONER COMMENTS

Commissioner Aska stated that there will be a black history play at the Marriott on February 23, 2013.

Commissioner Johnson stated that people need to get out and vote in the election. Commissioner Johnson stated you should be able to write a letter and speak your mind without getting sued.

Commissioner Sands stated that the sequestration will have an impact on jobs at Fort Riley. Commissioner Sands stated that 70% of soldiers are deciding to stay in the area, and that is encouraging. Commissioner Sands stated that the Judge Mathis youth program you be good to develop for the youth.

Mayor Landes asked that people be safe in the winter weather.

STAFF COMMENTS

Finance Director Beatty stated that the Commission can provide input on HB 2271 regarding making local elections partisan, and held during the general election.

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Taylor to adjourn at 8:25 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

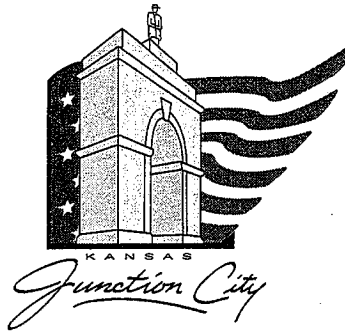
APPROVED AND ACCEPTED THIS 5th DAY OF MARCH AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR FEBRUARY 19, 2013.

Tyler Ficken, City Clerk

Pat Landes, Mayor

Backup material for agenda item:

- c. Consideration of payrolls 3 & 4 for 2013.



City of Junction City - City Commission Agenda Memo

March 5th, 2013

From: Alyson Junghans, Director of Human Resources
To: Mayor & Commissioners
Subject: February 2013 Payroll

Objective: The consideration and approval of Payroll #3 and #4 for the month of February 2013

Explanation of Issue: The payroll for February 2013 were calculated as the attachment outlines

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand

Approve, disapprove or table the February 2013 Payroll request

Recommendation: City staff recommends that the City Commission approve the February 2013 Payroll.

Enclosures:

1. Calculation of Employer Expenses for payroll #3 and #4
2. Payroll Check Register 2.8.13
3. Payroll Check Register 2.22.13

Employer Paid Wages & Benefits

Payroll #3

Payroll #4

		Retirement Contributions	
KPERS Tier 1	\$	5,627.64	\$ 5,553.84
KPERS Tier 2	\$	6,226.54	\$ 5,995.40
KP&F	\$	33,844.17	\$ 32,070.95
KPERS Retiree	\$	205.54	\$ 156.76
Deferred Comp	\$	384.62	\$ 384.62
		Taxes	
Social Security	\$	8,549.75	\$ 8,570.25
Medicare	\$	4,574.75	\$ 4,431.65
		Benefits	
Delta Dental	\$	2,712.60	\$ 2,712.60
Preferred Health Systems	\$	20,101.90	\$ 20,101.90
Advance Insurance Systems	\$	1,686.17	
		Wages Payable	
Employee Salary	\$	231,352.67	\$ 225,080.71

Backup material for agenda item:

- d. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (January 2013).

City of Junction City

City Commission

Agenda Memo

February 24, 2013

From: Richard P. Rook, Interim Fire Chief
To: City Commission and City Manager
Subject: **January 2013 Ambulance Adjustments**

Objective: Approval of ambulance contractual obligation adjustments and bad debt adjustments.

Explanation of Issue: Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency and the Kansas Setoff Program.

Budget Impact:

Contractual Obligation Adjustment	\$ 47,838.10
Bad Debt Adjustment	\$ 5,483.64

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve ambulance contractual obligation and bad debt adjustments in the amounts listed.
2. Disapprove ambulance contractual obligation and bad debt adjustments in the amounts listed.
3. Modify the proposal...
4. Table the request.

Recommendation: Staff recommends approval of adjustments as listed

Enclosures:

Backup material for agenda item:

- a. Consideration of the recommendation of the Metropolitan Planning Commission of text amendments to the Junction City Zoning Regulations concerning the requirements for approval of the location of new churches and schools.

City of Junction City

City Commission

Agenda Memo

March 5, 2013

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Case No. TA-12-01-12 – Text Amendment to the Junction City Zoning Regulations concerning regulations for churches and schools. (Ordinance No. G-1127)

Issue: Consideration of the case initiated by the Metropolitan Planning Commission (MPC) to amend the Junction City Zoning Regulations by revising the manner in which churches and schools are considered for locations within the City. The issue was first discussed by the Economic Development Commission in May, 2012, and forwarded to the Metropolitan Planning Commission for consideration. Following considerable discussion over several months, the MPC prepared language that was subsequently taken to public hearing. There was no public comment on the proposed amendments except for comments from the Superintendent of Schools seeking clarification of what was being proposed. No one spoke at any of the public hearings by the MPC.

Explanation of Issue: The Metropolitan Planning Commission held public hearings on December 13, 2012, January 10, 2013, and February 14, 2013. At the February 14, 2013, meeting, by unanimous vote, the MPC recommended the text amendments be approved as presented. A copy of Ordinance No. G-1124 is included showing the actual language and relevant sections of the Junction City Zoning Regulations being affected by this amendment.

Alternatives: In accordance with K.S.A. 12-757, the City Commission has the following alternatives for a text amendment on first appearance:

1. To accept the recommendation of the MPC and approve the Ordinance, thereby amending the Zoning Regulations.
2. Modify the recommendation of the Planning Commission by a 2/3 majority vote and approve the Ordinance as so modified, thereby amending the Zoning Regulations subject to said changes.
3. Return the recommendation to the Planning Commission for further consideration, specifying the items, concerns or issues with said recommendation.
4. Disapprove the recommendation of the Planning Commission by a 2/3 majority vote and not amend the Zoning Regulations.

Staff Recommendation: Staff recommends the amendments be approved as recommended.

Suggested Motion:

Commissioner _____ moved that the recommendation of the Planning Commission be accepted and Ordinance Number G-1127 be approved as presented.

Commissioner _____ seconded the motion.

Enclosures:

MPC Minutes of December 19, 2012, and February 14, 2013.
Staff Reports
Ordinance No. G-1127

ORDINANCE NO. G-1127

AN ORDINANCE AMENDING TITLE IV. LAND USE, CHAPTER 400: ZONING – GENERAL PROVISIONS, ARTICLE I, TITLE- INTENT AND PURPOSE - DEFINITIONS, SECTION 400.030, DEFINITIONS; CHAPTER 405: DISTRICT REGULATIONS; ARTICLE I, RESIDENTIAL DISTRICTS, SECTION 405.010 “RS” SUBURBAN RESIDENTIAL DISTRICT, SECTION 405.020 “RG” GENERAL RESIDENTIAL DISTRICT, SECTION 405.030 “RD” DUPLEX RESIDENTIAL DISTRICT, SECTION 405.040 “RM” MULTIPLE-FAMILY RESIDENTIAL DISTRICT, AND 405.050 “MH” MOBILE HOME PARK DISTRICT; ARTICLE II, COMMERCIAL DISTRICTS, SECTION 405.060 “CR” RESTRICTED COMMERCIAL DISTRICT, SECTION 405.070 “CN” NEIGHBORHOOD COMMERCIAL DISTRICT, SECTION 405.080 “CC” CENTRAL COMMERCIAL DISTRICT, SECTION 405.090 “CS” SERVICE COMMERCIAL DISTRICT, SECTION 405.100 “CG” GENERAL COMMERCIAL DISTRICT, SECTION 405.110 “CSP” SPECIAL COMMERCIAL DISTRICT, SECTION 405.120 “CCS” CENTRAL COMMERCIAL SPECIAL DISTRICT, AND SECTION 405.130 “CSR” SERVICE COMMERCIAL RESTRICTED DISTRICT; AND CHAPTER 445: AMENDMENTS, ARTICLE V, SPECIAL USE PERMITS, SECTION 445.150 SPECIAL USES – PURPOSE AND INTENT, SECTION 445.160 APPLICATION OF SPECIAL USE PERMITS, AND SECTION 445.180 SPECIAL USES ENUMERATED OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, the Junction City – Geary County Metropolitan Planning Commission did on December 19, 2012, and February 14, 2013, conduct public hearings on the proposed amendments to the Junction City Zoning Regulations pertaining to amending certain sections of said Zoning Regulations regarding churches and schools; and,

WHEREAS, this City Commission has reviewed the record of said Metropolitan Planning Commission meeting and thoroughly discussed the recommendation made therein.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. Section 400.030, DEFINITIONS, is hereby amended by adding the following terms:

CHURCH: A location, whether in a building or not, used for religious worship. If in a building, a church may include such accessory uses in the main structure or in separate buildings, as Sunday School rooms, assembly rooms, kitchen, recreational facilities and/or library.

SCHOOL: Any public or private elementary, junior high, high school, college, university, post-graduate, technical or vocational school, offering

courses in general instruction at least five days per week and seven months per year.

- Section 2. Section 405.010, “RS” SUBURBAN RESIDENTIAL DISTRICT, existing sections B.2., B.7. and C.7. are hereby repealed.**
- Section 3. Section 405.020, “RG” GENERAL RESIDENTIAL DISTRICT, existing sections B.1., B.7. and C.8. are hereby repealed.**
- Section 4. Section 405.030, “RD” DUPLEX RESIDENTIAL DISTRICT, existing sections B.1., B.7. and C.7. are hereby repealed.**
- Section 5. Section 405.040, “RM” MULTIPLE-FAMILY RESIDENTIAL DISTRICT, existing sections B.1., B.9. and C.10. are hereby repealed.**
- Section 6. Section 405.050, “MH” MOBILE HOME PARK DISTRICT, existing sections B.1. and B.4. are hereby repealed.**
- Section 7. Section 405.060, “CR” RESTRICTED COMMERCIAL DISTRICT, existing section B.4. is hereby repealed.**
- Section 8. Section 405.070, “CN” NEIGHBORHOOD COMMERCIAL DISTRICT, existing section B.8. is hereby repealed.**
- Section 9. Section 405.080, “CC” CENTRAL COMMERCIAL DISTRICT, existing sections B.31., B.46., B.56., C.6. and F.5. are hereby repealed and new section F.5. is adopted to read as follows:**

F. Use Limitations.

- 5. Drinking establishments may be constructed or located in the vicinity of a church, school or dwelling or mobile home only in accordance with the following regulations:
 - a. If the front entrance of a drinking establishment is on the same street as the front entrance of a church or school, there must be a minimum separation of two hundred (200) feet between the drinking establishment and the church or school. The two hundred (200) feet separation is to be measured structure to structure.
 - b. If the front entrance of a drinking establishment does not face the same street as the front entrance of the church or school or if the drinking establishment and the church or school is separated by a street or alley right-of-way, other than the street both structures face, separation requirement of Subsection 5(a) does not apply.
 - c. The structure housing a drinking establishment may be no closer than fifty (50) feet to a dwelling located

- in a residential district measured structure to structure.
- d. "Front entrance" as used in this Subsection shall mean the street address assigned to the premises.

Section 10. Section 405.090, "CS" SERVICE COMMERCIAL DISTRICT, existing sections B.13., B.26., B.52., and F.9. are hereby repealed and new section F.9. is adopted to read as follows:

F. Use Limitations.

- 9. Taverns, private clubs, or drinking establishments may be constructed or located in the vicinity of a church, school or dwelling or mobile home only in accordance with the following regulations:
 - a. If the front entrance of a tavern, private club or drinking establishment is on the same street as the front entrance of a church or school, there must be a minimum separation of two hundred (200) feet between the tavern, private club or drinking establishment and the church or school. The two hundred (200) feet separation is to be measured structure to structure.
 - b. If the front entrance of a tavern, private club or drinking establishment does not face the same street as the front entrance of the church or school or if the tavern, private club or drinking establishment and the church or school are separated by a street or alley right-of-way, other than the street both structures face, separation requirement of Subsection 5(a) does not apply.
 - c. The structure housing a tavern, private club or drinking establishment may be no closer than fifty (50) feet to a dwelling located in a residential district measured structure to structure.
 - d. "Front entrance" as used in this Subsection shall mean the street address assigned to the premises.

Section 11. Section 405.100, "CG" GENERAL COMMERCIAL DISTRICT, is hereby amended by adding "Drug Stores" to section B., existing sections B.15., B.28., B.53., and F.10. are hereby repealed and new section F.10. is adopted to read as follows:

F. Use Limitations.

- 10. Taverns, private clubs, or drinking establishments may be constructed or located in the vicinity of a church, school or dwelling or mobile home only in accordance with the following regulations:

- a. If the front entrance of a tavern, private club or drinking establishment is on the same street as the front entrance of a church or school, there must be a minimum separation of two hundred (200) feet between the tavern, private club or drinking establishment and the church or school. The two hundred (200) feet separation is to be measured structure to structure.
- b. If the front entrance of a tavern, private club or drinking establishment does not face the same street as the front entrance of the church or school or if the tavern, private club or drinking establishment and the church or school are separated by a street or alley right-of-way, other than the street both structures face, separation requirement of Subsection 5(a) does not apply.
- c. The structure housing a tavern, private club or drinking establishment may be no closer than fifty (50) feet to a dwelling located in a residential district measured structure to structure.
- d. "Front entrance" as used in this Subsection shall mean the street address assigned to the premises.

Section 12. Section 405.110, "CSP" SPECIAL COMMERCIAL DISTRICT, existing sections B.9., B.27., B.32., B.35. and B.43. are hereby repealed.

Section 13. Section 405.120, "CCS" CENTRAL COMMERCIAL SPECIAL DISTRICT, existing sections B.14., B.31., B.47., B.56., and F.5. are hereby repealed and new section F.5. is adopted to read as follows:

F. Use Limitations.

- 5. Drinking establishments or taverns may be constructed or located in the vicinity of a church, school or dwelling or mobile home only in accordance with the following regulations:
 - a. If the front entrance of a drinking establishment or tavern is on the same street as the front entrance of a church or school, there must be a minimum separation of two hundred (200) feet between the drinking establishment or tavern and the church or school. The two hundred (200) feet separation is to be measured structure to structure.
 - b. If the front entrance of a drinking establishment or tavern does not face the same street as the front entrance of the church or school or if the drinking establishment or tavern and the church or school are separated by a street or alley right-of-way,

other than the street both structures face, separation requirement of Subsection 5(a) does not apply.

- c. The structure housing a drinking establishment or tavern may be no closer than fifty (50) feet to a dwelling located in a residential district measured structure to structure.
- d. "Front entrance" as used in this Subsection shall mean the street address assigned to the premises.

Section 14. Section 405.130, "CSR" SERVICE COMMECIAL RESTRICTED DISTRICT, existing section B.12., B.25., B.37., B.54, and F.5. are hereby repealed and new section F.5. is adopted to read as follows:

F. Use Limitations.

- 5. Drinking establishments may be constructed or located in the vicinity of a church, school or dwelling or mobile home only in accordance with the following regulations:
 - a. If the front entrance of a drinking establishment is on the same street as the front entrance of a church or school, there must be a minimum separation of two hundred (200) feet between the drinking establishment and the church or school. The two hundred (200) feet separation is to be measured structure to structure.
 - b. If the front entrance of a drinking establishment does not face the same street as the front entrance of the church or school or if the drinking establishment and the church or school is separated by a street or alley right-of-way, other than the street both structures face, separation requirement of Subsection 5(a) does not apply.
 - c. The structure housing a drinking establishment may be no closer than fifty (50) feet to a dwelling located in a residential district measured structure to structure.
 - d. "Front entrance" as used in this Subsection shall mean the street address assigned to the premises.

Section 15. Section 445.150, SPECIAL USES – PURPOSE AND INTENT, existing section B. is hereby repealed and new section B. is adopted to read as follows:

- B. It is the intent of this Section to require a special use permit for certain proposed land uses in one (1) or more of the established zoning districts, except as specified in Section 445.180 herein. As such, it is acknowledged that any property owner may seek a special use permit for the types of land uses indicated herein. The

subsequent approval of such request by the Governing Body is a purely discretionary act that will be decided based upon the facts and circumstances discovered in the review of each application. There is no implied "right" for any person or landowner to obtain a special use permit for any use on any property.

Section 16. Section 445.160, APPLICATION OF SPECIALUSE PERMITS, existing sections A. and B. are hereby repealed and new sections A., B. and C. are adopted to read as follows:

- A. Before the location or establishment of any land use requiring a special use permit, the Metropolitan Planning Commission shall hold a public hearing following receipt of an application which shall be accompanied by a Site Plan which shall include and/or display the following information:
 - 1. When deemed necessary, a topographic survey indicating the legal description, property boundary, existing contours, existing utilities and easements, and natural and manmade features of the property.
 - 2. A Site Plan, drawn to the same scale as the topographic survey, indicating:
 - a. existing contours (shown as dashed lines);
 - b. proposed contours (shown as solid lines);
 - c. location and orientation of all existing and proposed buildings;
 - d. areas to be used for parking, including the number and arrangement of stalls;
 - e. areas to be developed for screening, including the location of plant materials, and screening structures and features;
 - f. pedestrian and vehicular circulation, and their relationship to existing streets, alleys and public right-of-way;
 - g. points of ingress and egress;
 - h. location of all existing and proposed utilities (sanitary sewage systems, water systems, storm drainage systems, gas lines, telephone lines and electrical power lines);
 - i. drainage controls (retention or detention ponds);

- j. location, size and characteristics of identification and business signs;
 - k. lighting layout, appurtenances, and intensity of illumination;
 - l. proposed finished floor elevations of all buildings and structures.
 - 3. A statement of intent shall accompany the Site Plan to explain the measures used to achieve compatibility of the proposed development with surrounding properties through the planning of the site and the location and design of structures.
- B. The Metropolitan Planning Commission shall review the application for a Special Use Permit, along with the Site Plan, and shall recommend approval or denial of the Special Use Permit along with the Site Plan to the Governing Body, or may request modifications to the Site Plan as deemed necessary to carry out the spirit and intent of these Regulations. Following receipt of the Planning Commission's recommendation, the City Commission may, within the specifications herein provided, permit such buildings, structures or uses; provided that the public health, safety and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, that the transportation and utility services are appropriate for the level and intensity of the proposed development, and that necessary safeguards will be provided for the protection of surrounding property, persons and of neighborhood values. In this regard, the City Commission may impose reasonable conditions on the approval of a special use permit to carry out the general purpose and intent of these regulations.
- C. In the process of reviewing any Site Plan, the Metropolitan Planning Commission and/or Governing Body may provide approval of the Site Plan conditioned upon certain limitations or restrictions deemed necessary to protect the public interest and surrounding properties, including, if any, the following:
- 1. Limitations on the type, illumination and appearance of any signs or advertising structures.
 - 2. Direction and location of outdoor lighting.
 - 3. Arrangement and location of off-street parking and off-street loading spaces.
 - 4. The type of paving, landscaping, fencing, screening and other such features.

5. Limitations on structural alterations to existing buildings.
6. Prohibition of use or construction of any structure to be used for a single-family dwelling, including a manufactured home.
7. Plans for control or elimination of smoke, dust, gas, noise or vibration caused by the proposed use.
8. Waiver of any standards, requirements or depiction of information required by these Regulations when requested by the applicant and shown to be unnecessary as applied to the specific case in question.
9. Such other conditions and/or limitations that are deemed necessary.

Section 17. Section 445.180, SPECIAL USES ENUMERATED, existing section B. is hereby repealed and new sections B., C. and D. are adopted to read as follows:

- B. Churches may be established in Residential Districts "RS" Suburban Residential, "RG" General Residential, "RD" Duplex Residential and "RM" Multiple-Family Residential.
- C. Schools, service or fraternal clubs, or YMCA, YWCA and other similar uses, as defined, may be established in any zoning districts except "IR" Restricted Industrial, "IL" Light Industrial, "IH" Heavy Industrial and "IP" Industrial Park.
- D. Any other use not specifically listed as a permitted and/or accessory use in any district in these Regulations; as a Conditional Use Permit; or as a prohibited use.

Section 18. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2013.

PAT LANDES, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**February 14, 2013
7:00 p.m.**

**Members
(Present)**

Brandon Dibben
Mike Ryan
John Moyer
Ken Mortensen
Chuck Mowry
Mike Watson

**Members
(Absent)**

Maureen Gustafson

**Staff
(Present)**

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Vice-Chair Mortensen called the meeting to order at 7:00 p.m. A quorum was declared present with all members except Chair Gustafson.

2. APPROVAL OF MINUTES

Commissioner Moyer moved to approve the minutes of the January 10, 2013, meeting as presented at this meeting with revisions on page 5 correcting typographical errors. Commissioner Mowry seconded the motion and it passed unanimously.

3. NEW BUSINESS

Item No. 1 – Case No. Z-02-01-13 – Public Hearing to consider rezoning property from “IH” Heavy Industrial District to “CCS” Central Commercial Special District.

Vice-Chair Mortensen disclosed his employer has a business relationship with certain individuals on this application, but that will not affect his participation in this case and he feels there is no conflict of interests.

Vice-Chair Mortensen opened the public hearing on the application of Leon Baronda, owner, and Dushyant Banker, agent, to rezone the property at 411 East 8th Street from “IH” Heavy Industrial District to “CCS” Central Commercial Special District and asked for the staff report.

Mr. Yearout reviewed the background and history information provided in the staff report for this property and the surrounding properties. Mr. Yearout noted the applicant wishes to convert the building at 411 East 8th Street into a restaurant, night club and bar. According to information obtained to date, Mr. Yearout noted this property has been used for storage purposes for years and was once an ice plant. It is shown as being zoned Heavy Industrial on

a Zoning Map from 1938, which shows it has been used for industrial-type purposes for decades. There are docks along the east side of the building for access by trucks.

The overall size of the building relative to the configuration and area of the lot presents challenges for any type of retail or commercial use. The building may have some "character" that could be converted into an interesting facility as proposed; however, given the size of the building, the proposed use requires a lot of parking and there is no room for parking to be provided on site. Additionally, the applicants have failed to provide any information on where and how they would provide the needed parking for this location.

Mr. Yearout stated that in zoning cases, the requirement is to evaluate the appropriateness of the proposed location for the uses that would be permitted if the zoning classification is changed. The Zoning Regulations set out guidelines to assist in making an appropriate decision. Those guidelines and staff's response are set out in detail in the staff report. Based on the reasons enumerated in the staff report and especially the lack of parking area, staff is recommending denial of a zone change for this property.

There being no questions of staff, Vice-Chair Mortensen opened the hearing for public comment.

There being no further comments or discussion, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. Z-02-01-13, concerning the request of Leon Baronda, owner, requesting to rezone from "IH" Heavy Industrial District to "CCS" Central Commercial Special District the property at 411 East 8th Street, Junction City, Kansas, be recommended for denial by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it carried unanimously.

Mr. Yearout stated that this would be considered at the March 19, 2013, meeting of the City Commission.

Item No. 2 – Case No. Z-02-02-13 – Public Hearing to consider rezoning property from "A" Agricultural District to "PDD" Planned Development District.

Vice-Chair Mortensen opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of David Walker, owner, to rezone certain property adjacent to Timberwood Drive from "A" Agricultural District to "PDD" Planned Development District and request the annexation thereof, and asked for the staff report.

Mr. Yearout explained that this situation deals with a "land swap" between Mr. Walker and the owners of the adjacent golf course. As stated in the staff report, the purpose is to resolve ownership and land uses between the two property owners. A replatting of all this land affected by this transaction will be considered later on tonight's agenda. Since this strip of land is in the County and being considered for annexation, the Commission must recommend a city zoning district. The proposed "PDD" is how the adjoining land is zoned and this property will be incorporated into the existing lot.

Mr. Yearout concluded by stating staff is recommending approval of the rezoning and annexation for the reasons stated in the staff report.

Vice-Chair Mortensen asked for questions or comments from the audience.

Mr. Leon Osbourn, Kaw Valley Engineering and agent, stated he was present to represent Mr. Walker in case the Commission, that he had nothing further to add to Mr. Yearout's comments and would be happy to answer any questions.

There being no further appearances, questions or comments, Vice-Chair Mortensen closed the public hearing and called for a motion.

Commissioner Watson moved that Case No. Z-02-02-13, concerning the request of Kaw Valley Engineering, agent, on behalf of David Walker, owner, to rezone certain property adjacent to Timberwood Drive from "A" Agricultural District to "PDD" Planned Development District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing; and that the property be annexed into the City of Junction City, Kansas. Commissioner Mowry seconded the motion and it carried unanimously.

Mr. Yearout stated this would be considered by the City Commission at their March 19, 2013, meeting.

Item No. 3 – FP-02-01-13 - Final Plat for Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas.

Vice-Chair Mortensen opened discussion on the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval for the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, as amended and asked for the staff report.

Mr. Yearout stated this property is located on the east side of Spring Valley Road and north of Ponca Drive. In March of 2012, the Metropolitan Planning Commission considered a final plat of Quarry Oaks Addition Unit No. 1 containing 11.36 acres that was recommended for approval to the City Commission; however, the developer requested the plat be withdrawn prior to submission to the City Commission. The developer now wishes to reduce the original proposal to just the four lots along Spring Valley Road as identified on the revised plat.

Mr. Yearout stated this final plat is in conformance with the approved preliminary plat of this addition and no alterations or changes were made relative to these four lots. However, there will be modifications needed when the developer is ready to proceed with the next stage. The specific and technical requirements are identified in the staff report. The developer proposes to privately pay for the extension of public utilities serving this development; therefore, no benefit district or public financing will be required. As required, a Development Agreement will be prepared and submitted along with the final plat to the City Commission. Mr. Yearout concluded by stating that staff is recommending approval of this plat as presented.

There being no questions of staff, Vice-Chair Mortensen asked if there was anyone present wishing to speak on this matter.

Mr. Leon Osbourn, Kaw Valley Engineering, representing the applicant, stated the developer advises there is a strong market of buyers wanting one-half to one acre lots; therefore, the

developer has decided to request final platting on just these four lots. Future development of the unplatted property to the east will depend on the housing market demand.

There being no other appearances, comments or questions, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. FP-02-01-13, the application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within this plat. Commissioner Dibben seconded the motion and it carried unanimously.

Item No. 4 – FP-02-02-13 – Final Plat for Quarry Addition a Replat of Lot 8, Replat of Lots 2 thru 11 Country Club Hills & Unplatted Land to the City of Junction City, Geary County, Kansas.

Vice-Chair Mortensen opened discussion on the request of Kaw Valley Engineering, agent, on behalf of David Walker, owner, requesting final plat approval for Quarry Addition, a Replat of Lot 8, Replat of Lots 2 thru 11 Country Club Hills & Unplatted Land to the City of Junction City, Geary County, Kansas, and asked for the staff report.

Mr. Yearout stated this plat simply allows for the redesign of a single lot that will modify easement areas and includes the strip of land outside the City limits; which, as noted in the zoning case discussed earlier, will be annexed into the City. There are no utility concerns and service to the lot will be addressed when a building permit is issued. Mr. Yearout stated that staff recommends approval of the plat as presented.

Mr. Leon Osbourn, Kaw Valley Engineering, stated he was present to represent Mr. Walker and answer any questions the Commission may have.

There being no further comments or questions, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. FP-02-02-01, the application of Kaw Valley Engineering, agent, on behalf of David Walker, owner, requesting final plat approval of Quarry Addition, a Replat of Lot 8, Replat of Lots 2 through 11 of Country Club Hills Addition, and certain unplatted land in Junction City and Geary County, Kansas, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance. Commissioner Ryan seconded the motion and it carried unanimously.

Item No. 5 – SUP-02-01-13 – Public Hearing for a Special Use Permit to allow a worm farm as a business in the “RM” Multiple Family Residential District.

Vice-Chair Mortensen opened the public hearing on the application of Martin Cox, owner, requesting a Special Use Permit to allow a worm farm as a business in his home on property zoned “RM” Multiple Family Residential District at 226 East 12th Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated Mr. Cox initially approached staff about establishing a worm farm in his basement as a home occupation. Mr. Cox was advised that a worm farm was not a listed home occupation but he was welcome to pursue a Special Use Permit. Mr. Yearout stated the staff report references information from the County Appraiser's Office that identifies this property as being used for "apartment" purposes. Mr. Cox did contact the Appraiser's office and this property is now classified as a single family home and not an apartment.

Mr. Yearout stated the information provided by the applicant states he intends to sell "bait worms" to retail outlets; does not plan to have any signs; and his proposed operation will have "little or no traffic" effects. The proposed size of the operation and the handling of sales transactions are unclear; however, based on the research conducted by staff, this type of operation will be compatible as a basement business operation provided it remains fairly small and assurances are provided to remove all equipment and products if the operation ceases.

Mr. Yearout stated he visited with County Extension Agent Chuck Otte and researched the internet concerning worm farming operations." Mr. Yearout stated the staff report contains the detailed information obtained for the benefit the Commissioners. That information shows the business of 'worm farming' can range from a basement operation up to highly commercialized. Mr. Otte's primary concern was that, in case of abandonment, the worm farm be removed from the basement. Based on the information reviewed, staff believes this type of operation can be operated safely in a basement so long as it remains fairly small and doesn't grow to any formal commercial-type operation.

Mr. Yearout stated staff is supportive of the Special Use Permit request; provided adequate measures are taken to limit the size and scope of the operation. As pointed out in the staff report, the applicant needs to articulate the extent to which he intends to operate the business; the amount of space and equipment to be used; whether outside or other employees might be anticipated; and what measures are being taken to remove the equipment and material if this operation does not work. In light of these unanswered issues, staff has not provided a recommendation nor specifically listed any conditions that might be applied to the Special Use Permit, if recommended for approval.

There being no questions of staff, Vice-Chair Mortensen opened the hearing for public comment.

There being no further appearances or questions of the applicant, Vice-Chair Mortensen closed the public hearing.

Item No. 6 – SUP-02-02-13 – Public Hearing for a Special Use Permit to allow a restaurant/catering business in the "IL" Light Industrial District.

Vice-Chair Mortensen opened the public hearing on the request of Ray Heinrichs, owner, requesting a Special Use Permit to allow a restaurant/catering business on property zoned "IL" Light Industrial District at 904 Pierce Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that, due to an error in the legal notice, this case has been rescheduled to the regular March, 2013, meeting and no action necessary by the Commission.

Item No. 7 – Case No. TA-02-01-13 – Public Hearing to consider a Text Amendment to the Geary County Subdivision Regulations.

Vice-Chair Mortensen opened the public hearing on the application initiated by the Board of County Commissioners of Geary County to amend the Geary County Subdivision Regulations concerning certain agricultural lot split procedures, and asked for the staff report.

4. OLD BUSINESS

Item No. 1 – Case No. TA-12-01-12 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.

Vice-Chair Mortensen reopened the public hearing on the application of the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to where churches, schools, and other places of assembly are authorized, and the process for approval, and asked for the staff report.

Mr. Yearout stated this issue was first brought to the Commission for consideration back in July of 2012 based on concerns expressed by the Economic Development Commission regarding where churches and schools were permitted according to the City's Zoning Regulations. The staff report outlines the background on the inception and the various concerns connected with this proposed text amendment. In short, current City Zoning Regulations have little to no control over the location of schools, churches or other places of assembly. Local jurisdictions must adhere to the federal Religious Land Use and Institutionalized Persons Act enacted in 2000.

Mr. Yearout stated copies of the current relative sections of the Zoning Regulations, and the proposed amendments were handed out just prior to the meeting. Mr. Yearout explained there are three main issues involved with the proposed text amendment. First is to add a definition for 'church' and for 'school'; second is to delete all references to churches and schools, as well as uses such as fraternal and service clubs and YMCA type uses; and third to allow consideration and approval only by Special Use Permit in certain zoning districts.

Mr. Yearout explained he has also incorporated the addition of "drug stores" as an allowable use in the "CG" General Commercial District. Staff has determined this use was erroneously left off the list at some point in the past. He also explained that some "clean-up" language referencing 'restaurants' or 'drinking establishments' is being included to be consistent with language within each commercial district. These proposals are shown in the copy provided for the Commissioners' review.

Mr. Yearout pointed out that the major part of the proposed text amendment deals with Article V, Special Use Permits. Specifically, in Section 445.160; staff is recommending the addition of paragraph "C" which lists recommended criteria to be considered by the Commission when reviewing a site plan. Mr. Yearout explained these guidelines help promote consistency and equal treatment for all applicants of Special Use Permits.

Mr. Yearout concluded by stating that staff believes the amendments are good for the City and recommends the MPC recommendation approval of these text amendment to the City Commission.

Vice-Chair Mortensen asked if the separation distance between a school/church and a drinking establishment or restaurant serving alcoholic beverages was considered. Mr. Yearout stated the separation designation in the city's Zoning Regulations was not being amended. He explained the State laws dealing with this issue have been modified over the years; however, there are still some separation distance laws for cereal malt beverages on the books. The Special Use process will allow the City to evaluate the impact of a proposed church or school in relation to commercial areas better than what exists in the Zoning Regulations.

There being no further questions of staff, Vice-Chair Mortensen opened the hearing for public comment. There being no appearances or further comments, Vice-Chair Mortensen closed the public hearing.

At the conclusion of a brief discussion among the Commissioners and staff, Vice-Chair Mortensen called for a motion.

Commissioner Watson moved that Case No. TA-12-01-12, a proposal to amend the Junction City Zoning Regulations by modifying the language concerning the manner in which churches and schools can be approved, be recommended for approval by the City Commission of the City of Junction City as outlined by staff based on the reasons set out in the staff report and as heard at this public hearing. Commissioner Mowry seconded the motion and it carried unanimously.

Item No. 2 – TA-01-01-13 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.

Vice-Chair Mortensen reopened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to the keeping of animals, and asked for the staff report.

Mr. Yearout stated this issue is still being evaluated at the City staff level and the expected action on amendments to the City Code may not occur until April or May. Until it is known what language needs to be modified in the Zoning Regulations, staff recommends this issue be continued.

Commissioner Ryan moved that Case No. TA-01-01-03, the request to amend the Junction City Zoning Regulations concerning the keeping of animals be continued to the March, 2013, meeting. Commissioner Dibben seconded the motion and it carried unanimously.

THERE ARE NO CASES FOR THE BOARD OF ZONING APPEALS

5. GENERAL DISCUSSION

Item No. 1 – Update on status of MPO

Mr. Yearout stated the Flint Hills Metropolitan Planning Organization is being finalized this month. Information from KDOT indicates that all the local governmental entities and the KDOT Secretary have signed the Designation Agreement creating the MPO. The Kansas Attorney General must give final blessing to the document, which is expected to be routine. In response to questions, Mr. Yearout briefly explained the role of the Flint Hills Regional Council

regarding the MPO. He also stated the Commission will be kept apprised of MPO actions regarding the Comprehensive Plan.

Item No. 2 – Comprehensive Plan Update Status

Mr. Yearout stated the Request for Qualifications/Request for Proposals (RFQ/RFP) was mailed and posted on several websites. Mr. Yearout stated he has visited with a couple of interested companies. The responses are due by February 22, 2013. It is anticipated to have a recommendation for a firm to hire to the City and County governing bodies at the first meetings in April, with work to begin shortly after that.

Mr. Yearout introduced Chris Clanahan, who is serving as an intern in the office. Mr. Clanahan is a student in Kansas State University's Master of Community and Regional Planning program and will be assisting with the Comprehensive Plan Update. Mr. Clanahan has already begun to gather relevant information and will be working with the staff and consultant through his time with the Department, which will run through the end of the spring semester.

Item No. 3 – Set public hearing for Annexation – 1205 Hoover Road

Mr. Yearout stated the staff report gives a brief history concerning this property and explains the reason behind the need to set the public hearing. He indicated that the property is zoned "SR" Suburban Residential in the county and the recommended zoning will be "RS" Suburban Residential District in the City. There being no questions, Vice-Chair Mortensen called for a motion.

Commissioner Ryan moved to set a public hearing to consider the appropriate zoning classification for property at 1205 Hoover Road for the March, 2013, meeting. Commissioner Moyer seconded the motion and it carried unanimously.

Item No. 4 – Discuss request for Deannexation - James Didas; 2823 Rucker Road

Mr. Yearout indicated the staff report sets out the details surrounding the history of this property, starting with the annexation of this property in 2008 at the request of the then owner in anticipation of a development to be completed on the property. That proposed development never got past the platting stage because of the collapse of the economy; however, Rucker Road has been improved to City standards and all other city utilities have been constructed to or near the property.

Mr. Didas purchased this 35-acre tract with full knowledge that it was within the city limits. Prior to purchasing the property, he contacted city staff regarding the requirements for keeping farm animals. Mr. Didas was informed that the animals were allowed; however, the property must be fenced so no animals are kept within 100 feet of property lines abutting a city residential area.

Mr. Didas' request to deannex was discussed by the City Commission at two meetings. At the January 15, 2013, meeting, the City Commission unanimously voted to ask the MPC to review this request and make a recommendation regarding whether the property should be deannexed based upon the Comprehensive Plan and future growth and development plans for the City.

Mr. Yearout concluded by stating staff strongly recommends the request for deannexation be recommended for denial by the City Commission based on the information provided in the staff report. He informed the Commission this is not a mandatory action but the City Commission has asked for the MPC input. Mr. Yearout stated that Mr. Didas was present.

Mr. Didas stated he purchased this property knowing all the information staff reviewed. Mr. Didas stated that nothing has changed with the house and that it is still on a lagoon system. The available city sewer is approximately 700 feet away from his house and the balance of the property is open agricultural ground that is not going to be developed by him. Mr. Didas indicated he would like to have some cows and horses but felt he could not do that in the city. Mr. Didas said his is paying over \$2,000 per year in taxes for city services that he does not have and wants to use the property for agricultural purposes. Mr. Didas asked the Commission to recommend deannexation. He stated the property could always be annexed in the future if and when development actually occurred.

Mr. Yearout reminded the MPC and Mr. Didas the keeping of farm animals is allowed, but they must be kept 100-feet from the property line that abuts the city residential areas.

The MPC raised questions concerning the on-site wastewater systems; city fire and police protection; city utilities that are available in the area; the improvement of Rucker Road; the fact the property is surrounded on three sides by city limits; the fact Mr. Didas was aware the property was within the city limits before he bought the property; whether the 100-foot setback for farm animals on properties such as this was unreasonable and whether the possible amendment to the Zoning Regulations could modify that; and how this area might be identified in the upcoming review of the City's Comprehensive Plan.

Vice-Chair Mortensen stated that, in view of the fact a formal motion is not required; he asked for individual comments from each Commissioner.

Commissioner Moyer stated that the City has already significant financial investments in the immediate area with the improvement of Rucker Road and the availability of water and sewer utilities in the area. Also there is the benefit of Fire and Police protection from the City and the fact Mr. Didas was aware the property was within the City at time of purchase. Therefore he believes the land should remain in the City and the deannexation be denied.

Commissioner Dibben stated he realizes the City has invested in improvements; however, being a farmer himself, if Mr. Didas wants to use the property for agricultural purposes, he should be allowed to. It was farm ground when annexed into the City and it has not changed since that time. He felt the property should be deannexed.

Commissioner Mowry stated that Mr. Didas knew it was in the City at time of purchase and the property is surrounded on three sides by the city. Therefore, he felt it seemed logical that it should stay within the City.

Commissioner Ryan stated the developer had control of the property when it was annexed in 2008 and intended to develop the property. The financial investment the City has incurred by improving Rucker Road and installing city water and sewer in the area are significant reasons why this property needs to remain in the City. He acknowledged this is a nice property, but it should remain in the city and not be deannexed.

Commissioner Watson stated this is a difficult situation that is a “heart versus head” decision. He said his heart agrees with Commissioner Dibben that a property owner should be able to do what he wants as long as he does not cause trouble for the surrounding neighbors. He further stated consideration needs to be given to lowering the 100-foot setback requirement for the fencing of animals. However, his head is saying that Mr. Didas did know it was in the City before he bought the property and, given the investment in utilities and services, it should remain in the City. He felt that if an area that is in the county but is surrounded by the city with all the improvements existing, then that county property should be annexed into the City and pay the appropriate taxes. This is an area that looks to be rural; however, because of the reasons stated by everyone, he felt this should remain in the city and not be deannexed.

Vice-Chair Mortensen stated he agreed with all the other statements made and, in particular, since this property is surrounded on three sides by property within the City and is already within the City limits, it should stay in because it will be developed at some point in time.

After additional discussion, it was the consensus of the MPC that the 100-foot setback requirement for fencing animals is excessive and a 30-foot setback seemed more reasonable. Additionally, the MPC felt a setback was necessary because this is generally not a fence separating two pastures, but one side is the “greener grass” of someone’s yard. Mr. Yearout stated that provision will be included in the amendment still pending before the MPC.

6. ADJOURNMENT

There being no further business, Vice-Chair Mortensen declared the meeting adjourned at 9:00 p.m.

Backup material for agenda item:

- b. Consideration of the Final Plat approval of the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, creating 4 lots along the east side of Spring Valley Road north of Ponca Drive.

City of Junction City

City Commission

Agenda Memo

March 5, 2013

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning
To: City Commission & Gerry Vernon, City Manager
Subject: Case No. FP-02-01-13, Final Plat – Quarry Oaks Addition Unit No. 1

Issue: Consideration of approval of the Final Plat of the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, and the approval of the Development Agreement.

Explanation of Issue: This is the request of Kaw Valley Engineering, agent, on behalf of RDM Investments, LLC, owner, for the approval of the final plat of the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas. This plat will create four new lots along the east side of Spring Valley Road. The lots will be connected to City water and sanitary sewer systems and all other utilities are in place to service the homes. The Development Agreement addresses the manner in which all City utility services will be extended at the cost of the owner.

This property was originally included in a plat proposal that included additional lots surrounding the extension of Navajo Drive. The Metropolitan Planning Commission considered that request at its January 19, 2012, meeting and unanimously recommended approval of the plat as presented at that time. The plat was put on hold until the owner decided to submit for only a portion of the plat. This case was resubmitted for only the four lots along Spring Valley Road. At the February 14, 2013, meeting, by unanimous vote of the members present, the Metropolitan Planning Commission approved the Final Plat of the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, subject to completion of a Developer's Agreement to the satisfaction of the City. A copy of the staff report is attached, and the Developer's Agreement has been agreed to and is presented for action with the plat.

Alternatives: In accordance with K.S.A. 12-752, for the Final Plat to be approved for recording with the Register of Deeds the City Commission must approve the plat, thereby accepting the dedications granted thereon.

Staff Recommendation: Approve the Final Plat of the Quarry Oaks Addition Unit No. 1 and authorize the Mayor and City Clerk to sign accordingly, and accept the Developer's Agreement and authorize the Mayor and City Clerk to sign accordingly.

Suggested Motion:

Commissioner _____ moved that the Final Plat of the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Geary County, Kansas, be approved, the Mayor and City Clerk be authorized to sign the plat accepting the dedications thereon, and authorize the Mayor and City Clerk to sign the Developer's Agreement for said plat.

Commissioner _____ seconded the motion.

Enclosures:

Copy of Minutes of the January 19, 2012, and February 14, 2013, meetings.
Copy of Staff Reports
Copy of Development Agreement



**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**



STAFF REPORT

February 14, 2013

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: David L. Yearout, AICP, CFM, Director of Planning and Zoning

SUBJECT: FP-02-01-13 – Request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive.

This is the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive. The plat will create a total of four lots facing Spring Valley Road. This is a modification of the original proposal considered in January of 2012 which included the extension of Navajo Drive to the north and the creation of 16 additional lots. At this time the desire is to only establish the four lots along Spring Valley Road.

This final plat is in conformance with the approved preliminary plat of this addition and no alterations or changes were made. The plat review committee acknowledged the need to extend public utilities to the eastern side of the development for extension when the balance of the property is platted in the future. The details of that requirement are being included in the agreements for this project as noted below.

The developer proposes to privately pay for the extension of the public utilities serving this development, therefore no benefit district will be formed and no public financing will occur. However, in accordance with the Subdivision Regulations, a development agreement will be prepared and submitted to the governing body along with the final plat which will identify the projected costs of the extension of the utilities; the payment for those improvements to be made by the developer; the placement of a performance bond or acceptable surety to assure completion of the improvements to City standards; and a maintenance bond as required by the Subdivision Regulations. The draft document is being reviewed by the City Attorney and the plat document will not be placed for final action before the governing body until the agreement has been accepted by the City Attorney and all other City officials.

Staff Recommendation: Staff recommends the Final Plat of the Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City

Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within this plat.

Suggested Motion:

I move that Case No. FP-02-01-13, the application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within this plat.

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**February 14, 2013
7:00 p.m.**

**Members
(Present)**

Brandon Dibben
Mike Ryan
John Moyer
Ken Mortensen
Chuck Mowry
Mike Watson

**Members
(Absent)**

Maureen Gustafson

**Staff
(Present)**

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Vice-Chair Mortensen called the meeting to order at 7:00 p.m. A quorum was declared present with all members except Chair Gustafson.

2. APPROVAL OF MINUTES

Commissioner Moyer moved to approve the minutes of the January 10, 2013, meeting as presented at this meeting with revisions on page 5 correcting typographical errors. Commissioner Mowry seconded the motion and it passed unanimously.

3. NEW BUSINESS

Item No. 1 – Case No. Z-02-01-13 – Public Hearing to consider rezoning property from “IH” Heavy Industrial District to “CCS” Central Commercial Special District.

Vice-Chair Mortensen disclosed his employer has a business relationship with certain individuals on this application, but that will not affect his participation in this case and he feels there is no conflict of interests.

Vice-Chair Mortensen opened the public hearing on the application of Leon Baronda, owner, and Dushyant Banker, agent, to rezone the property at 411 East 8th Street from “IH” Heavy Industrial District to “CCS” Central Commercial Special District and asked for the staff report.

Mr. Yearout reviewed the background and history information provided in the staff report for this property and the surrounding properties. Mr. Yearout noted the applicant wishes to convert the building at 411 East 8th Street into a restaurant, night club and bar. According to information obtained to date, Mr. Yearout noted this property has been used for storage purposes for years and was once an ice plant. It is shown as being zoned Heavy Industrial on

a Zoning Map from 1938, which shows it has been used for industrial-type purposes for decades. There are docks along the east side of the building for access by trucks.

The overall size of the building relative to the configuration and area of the lot presents challenges for any type of retail or commercial use. The building may have some "character" that could be converted into an interesting facility as proposed; however, given the size of the building, the proposed use requires a lot of parking and there is no room for parking to be provided on site. Additionally, the applicants have failed to provide any information on where and how they would provide the needed parking for this location.

Mr. Yearout stated that in zoning cases, the requirement is to evaluate the appropriateness of the proposed location for the uses that would be permitted if the zoning classification is changed. The Zoning Regulations set out guidelines to assist in making an appropriate decision. Those guidelines and staff's response are set out in detail in the staff report. Based on the reasons enumerated in the staff report and especially the lack of parking area, staff is recommending denial of a zone change for this property.

There being no questions of staff, Vice-Chair Mortensen opened the hearing for public comment.

There being no further comments or discussion, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. Z-02-01-13, concerning the request of Leon Baronda, owner, requesting to rezone from "IH" Heavy Industrial District to "CCS" Central Commercial Special District the property at 411 East 8th Street, Junction City, Kansas, be recommended for denial by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it carried unanimously.

Mr. Yearout stated that this would be considered at the March 19, 2013, meeting of the City Commission.

Item No. 2 – Case No. Z-02-02-13 – Public Hearing to consider rezoning property from "A" Agricultural District to "PDD" Planned Development District.

Vice-Chair Mortensen opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of David Walker, owner, to rezone certain property adjacent to Timberwood Drive from "A" Agricultural District to "PDD" Planned Development District and request the annexation thereof, and asked for the staff report.

Mr. Yearout explained that this situation deals with a "land swap" between Mr. Walker and the owners of the adjacent golf course. As stated in the staff report, the purpose is to resolve ownership and land uses between the two property owners. A replatting of all this land affected by this transaction will be considered later on tonight's agenda. Since this strip of land is in the County and being considered for annexation, the Commission must recommend a city zoning district. The proposed "PDD" is how the adjoining land is zoned and this property will be incorporated into the existing lot.

Mr. Yearout concluded by stating staff is recommending approval of the rezoning and annexation for the reasons stated in the staff report.

Vice-Chair Mortensen asked for questions or comments from the audience.

Mr. Leon Osbourn, Kaw Valley Engineering and agent, stated he was present to represent Mr. Walker in case the Commission, that he had nothing further to add to Mr. Yearout's comments and would be happy to answer any questions.

There being no further appearances, questions or comments, Vice-Chair Mortensen closed the public hearing and called for a motion.

Commissioner Watson moved that Case No. Z-02-02-13, concerning the request of Kaw Valley Engineering, agent, on behalf of David Walker, owner, to rezone certain property adjacent to Timberwood Drive from "A" Agricultural District to "PDD" Planned Development District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing; and that the property be annexed into the City of Junction City, Kansas. Commissioner Mowry seconded the motion and it carried unanimously.

Mr. Yearout stated this would be considered by the City Commission at their March 19, 2013, meeting.

Item No. 3 – FP-02-01-13 - Final Plat for Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas.

Vice-Chair Mortensen opened discussion on the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval for the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, as amended and asked for the staff report.

Mr. Yearout stated this property is located on the east side of Spring Valley Road and north of Ponca Drive. In March of 2012, the Metropolitan Planning Commission considered a final plat of Quarry Oaks Addition Unit No. 1 containing 11.36 acres that was recommended for approval to the City Commission; however, the developer requested the plat be withdrawn prior to submission to the City Commission. The developer now wishes to reduce the original proposal to just the four lots along Spring Valley Road as identified on the revised plat.

Mr. Yearout stated this final plat is in conformance with the approved preliminary plat of this addition and no alterations or changes were made relative to these four lots. However, there will be modifications needed when the developer is ready to proceed with the next stage. The specific and technical requirements are identified in the staff report. The developer proposes to privately pay for the extension of public utilities serving this development; therefore, no benefit district or public financing will be required. As required, a Development Agreement will be prepared and submitted along with the final plat to the City Commission. Mr. Yearout concluded by stating that staff is recommending approval of this plat as presented.

There being no questions of staff, Vice-Chair Mortensen asked if there was anyone present wishing to speak on this matter.

Mr. Leon Osbourn, Kaw Valley Engineering, representing the applicant, stated the developer advises there is a strong market of buyers wanting one-half to one acre lots; therefore, the

developer has decided to request final platting on just these four lots. Future development of the unplatted property to the east will depend on the housing market demand.

There being no other appearances, comments or questions, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. FP-02-01-13, the application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within this plat. Commissioner Dibben seconded the motion and it carried unanimously.

Item No. 4 – FP-02-02-13 – Final Plat for Quarry Addition a Replat of Lot 8, Replat of Lots 2 thru 11 Country Club Hills & Unplatted Land to the City of Junction City, Geary County, Kansas.

Vice-Chair Mortensen opened discussion on the request of Kaw Valley Engineering, agent, on behalf of David Walker, owner, requesting final plat approval for Quarry Addition, a Replat of Lot 8, Replat of Lots 2 thru 11 Country Club Hills & Unplatted Land to the City of Junction City, Geary County, Kansas, and asked for the staff report.

Mr. Yearout stated this plat simply allows for the redesign of a single lot that will modify easement areas and includes the strip of land outside the City limits; which, as noted in the zoning case discussed earlier, will be annexed into the City. There are no utility concerns and service to the lot will be addressed when a building permit is issued. Mr. Yearout stated that staff recommends approval of the plat as presented.

Mr. Leon Osbourn, Kaw Valley Engineering, stated he was present to represent Mr. Walker and answer any questions the Commission may have.

There being no further comments or questions, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. FP-02-02-01, the application of Kaw Valley Engineering, agent, on behalf of David Walker, owner, requesting final plat approval of Quarry Addition, a Replat of Lot 8, Replat of Lots 2 through 11 of Country Club Hills Addition, and certain unplatted land in Junction City and Geary County, Kansas, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance. Commissioner Ryan seconded the motion and it carried unanimously.

Item No. 5 – SUP-02-01-13 – Public Hearing for a Special Use Permit to allow a worm farm as a business in the “RM” Multiple Family Residential District.

Vice-Chair Mortensen opened the public hearing on the application of Martin Cox, owner, requesting a Special Use Permit to allow a worm farm as a business in his home on property zoned “RM” Multiple Family Residential District at 226 East 12th Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated Mr. Cox initially approached staff about establishing a worm farm in his basement as a home occupation. Mr. Cox was advised that a worm farm was not a listed home occupation but he was welcome to pursue a Special Use Permit. Mr. Yearout stated the staff report references information from the County Appraiser's Office that identifies this property as being used for "apartment" purposes. Mr. Cox did contact the Appraiser's office and this property is now classified as a single family home and not an apartment.

Mr. Yearout stated the information provided by the applicant states he intends to sell "bait worms" to retail outlets; does not plan to have any signs; and his proposed operation will have "little or no traffic" effects. The proposed size of the operation and the handling of sales transactions are unclear; however, based on the research conducted by staff, this type of operation will be compatible as a basement business operation provided it remains fairly small and assurances are provided to remove all equipment and products if the operation ceases.

Mr. Yearout stated he visited with County Extension Agent Chuck Otte and researched the internet concerning worm farming operations." Mr. Yearout stated the staff report contains the detailed information obtained for the benefit the Commissioners. That information shows the business of 'worm farming' can range from a basement operation up to highly commercialized. Mr. Otte's primary concern was that, in case of abandonment, the worm farm be removed from the basement. Based on the information reviewed, staff believes this type of operation can be operated safely in a basement so long as it remains fairly small and doesn't grow to any formal commercial-type operation.

Mr. Yearout stated staff is supportive of the Special Use Permit request; provided adequate measures are taken to limit the size and scope of the operation. As pointed out in the staff report, the applicant needs to articulate the extent to which he intends to operate the business; the amount of space and equipment to be used; whether outside or other employees might be anticipated; and what measures are being taken to remove the equipment and material if this operation does not work. In light of these unanswered issues, staff has not provided a recommendation nor specifically listed any conditions that might be applied to the Special Use Permit, if recommended for approval.

There being no questions of staff, Vice-Chair Mortensen opened the hearing for public comment.

There being no further appearances or questions of the applicant, Vice-Chair Mortensen closed the public hearing.

Item No. 6 – SUP-02-02-13 – Public Hearing for a Special Use Permit to allow a restaurant/catering business in the "IL" Light Industrial District.

Vice-Chair Mortensen opened the public hearing on the request of Ray Heinrichs, owner, requesting a Special Use Permit to allow a restaurant/catering business on property zoned "IL" Light Industrial District at 904 Pierce Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that, due to an error in the legal notice, this case has been rescheduled to the regular March, 2013, meeting and no action necessary by the Commission.

Item No. 7 – Case No. TA-02-01-13 – Public Hearing to consider a Text Amendment to the Geary County Subdivision Regulations.

Vice-Chair Mortensen opened the public hearing on the application initiated by the Board of County Commissioners of Geary County to amend the Geary County Subdivision Regulations concerning certain agricultural lot split procedures, and asked for the staff report.

4. OLD BUSINESS

Item No. 1 – Case No. TA-12-01-12 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.

Vice-Chair Mortensen reopened the public hearing on the application of the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to where churches, schools, and other places of assembly are authorized, and the process for approval, and asked for the staff report.

Mr. Yearout stated this issue was first brought to the Commission for consideration back in July of 2012 based on concerns expressed by the Economic Development Commission regarding where churches and schools were permitted according to the City's Zoning Regulations. The staff report outlines the background on the inception and the various concerns connected with this proposed text amendment. In short, current City Zoning Regulations have little to no control over the location of schools, churches or other places of assembly. Local jurisdictions must adhere to the federal Religious Land Use and Institutionalized Persons Act enacted in 2000.

Mr. Yearout stated copies of the current relative sections of the Zoning Regulations, and the proposed amendments were handed out just prior to the meeting. Mr. Yearout explained there are three main issues involved with the proposed text amendment. First is to add a definition for 'church' and for 'school'; second is to delete all references to churches and schools, as well as uses such as fraternal and service clubs and YMCA type uses; and third to allow consideration and approval only by Special Use Permit in certain zoning districts.

Mr. Yearout explained he has also incorporated the addition of "drug stores" as an allowable use in the "CG" General Commercial District. Staff has determined this use was erroneously left off the list at some point in the past. He also explained that some "clean-up" language referencing 'restaurants' or 'drinking establishments' is being included to be consistent with language within each commercial district. These proposals are shown in the copy provided for the Commissioners' review.

Mr. Yearout pointed out that the major part of the proposed text amendment deals with Article V, Special Use Permits. Specifically, in Section 445.160; staff is recommending the addition of paragraph "C" which lists recommended criteria to be considered by the Commission when reviewing a site plan. Mr. Yearout explained these guidelines help promote consistency and equal treatment for all applicants of Special Use Permits.

Mr. Yearout concluded by stating that staff believes the amendments are good for the City and recommends the MPC recommendation approval of these text amendment to the City Commission.

Vice-Chair Mortensen asked if the separation distance between a school/church and a drinking establishment or restaurant serving alcoholic beverages was considered. Mr. Yearout stated the separation designation in the city's Zoning Regulations was not being amended. He explained the State laws dealing with this issue have been modified over the years; however, there are still some separation distance laws for cereal malt beverages on the books. The Special Use process will allow the City to evaluate the impact of a proposed church or school in relation to commercial areas better than what exists in the Zoning Regulations.

There being no further questions of staff, Vice-Chair Mortensen opened the hearing for public comment. There being no appearances or further comments, Vice-Chair Mortensen closed the public hearing.

At the conclusion of a brief discussion among the Commissioners and staff, Vice-Chair Mortensen called for a motion.

Commissioner Watson moved that Case No. TA-12-01-12, a proposal to amend the Junction City Zoning Regulations by modifying the language concerning the manner in which churches and schools can be approved, be recommended for approval by the City Commission of the City of Junction City as outlined by staff based on the reasons set out in the staff report and as heard at this public hearing. Commissioner Mowry seconded the motion and it carried unanimously.

Item No. 2 – TA-01-01-13 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.

Vice-Chair Mortensen reopened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to the keeping of animals, and asked for the staff report.

Mr. Yearout stated this issue is still being evaluated at the City staff level and the expected action on amendments to the City Code may not occur until April or May. Until it is known what language needs to be modified in the Zoning Regulations, staff recommends this issue be continued.

Commissioner Ryan moved that Case No. TA-01-01-03, the request to amend the Junction City Zoning Regulations concerning the keeping of animals be continued to the March, 2013, meeting. Commissioner Dibben seconded the motion and it carried unanimously.

THERE ARE NO CASES FOR THE BOARD OF ZONING APPEALS

5. GENERAL DISCUSSION

Item No. 1 – Update on status of MPO

Mr. Yearout stated the Flint Hills Metropolitan Planning Organization is being finalized this month. Information from KDOT indicates that all the local governmental entities and the KDOT Secretary have signed the Designation Agreement creating the MPO. The Kansas Attorney General must give final blessing to the document, which is expected to be routine. In response to questions, Mr. Yearout briefly explained the role of the Flint Hills Regional Council

regarding the MPO. He also stated the Commission will be kept apprised of MPO actions regarding the Comprehensive Plan.

Item No. 2 – Comprehensive Plan Update Status

Mr. Yearout stated the Request for Qualifications/Request for Proposals (RFQ/RFP) was mailed and posted on several websites. Mr. Yearout stated he has visited with a couple of interested companies. The responses are due by February 22, 2013. It is anticipated to have a recommendation for a firm to hire to the City and County governing bodies at the first meetings in April, with work to begin shortly after that.

Mr. Yearout introduced Chris Clanahan, who is serving as an intern in the office. Mr. Clanahan is a student in Kansas State University's Master of Community and Regional Planning program and will be assisting with the Comprehensive Plan Update. Mr. Clanahan has already begun to gather relevant information and will be working with the staff and consultant through his time with the Department, which will run through the end of the spring semester.

Item No. 3 – Set public hearing for Annexation – 1205 Hoover Road

Mr. Yearout stated the staff report gives a brief history concerning this property and explains the reason behind the need to set the public hearing. He indicated that the property is zoned "SR" Suburban Residential in the county and the recommended zoning will be "RS" Suburban Residential District in the City. There being no questions, Vice-Chair Mortensen called for a motion.

Commissioner Ryan moved to set a public hearing to consider the appropriate zoning classification for property at 1205 Hoover Road for the March, 2013, meeting. Commissioner Moyer seconded the motion and it carried unanimously.

Item No. 4 – Discuss request for Deannexation - James Didas; 2823 Rucker Road

Mr. Yearout indicated the staff report sets out the details surrounding the history of this property, starting with the annexation of this property in 2008 at the request of the then owner in anticipation of a development to be completed on the property. That proposed development never got past the platting stage because of the collapse of the economy; however, Rucker Road has been improved to City standards and all other city utilities have been constructed to or near the property.

Mr. Didas purchased this 35-acre tract with full knowledge that it was within the city limits. Prior to purchasing the property, he contacted city staff regarding the requirements for keeping farm animals. Mr. Didas was informed that the animals were allowed; however, the property must be fenced so no animals are kept within 100 feet of property lines abutting a city residential area.

Mr. Didas' request to deannex was discussed by the City Commission at two meetings. At the January 15, 2013, meeting, the City Commission unanimously voted to ask the MPC to review this request and make a recommendation regarding whether the property should be deannexed based upon the Comprehensive Plan and future growth and development plans for the City.

Mr. Yearout concluded by stating staff strongly recommends the request for deannexation be recommended for denial by the City Commission based on the information provided in the staff report. He informed the Commission this is not a mandatory action but the City Commission has asked for the MPC input. Mr. Yearout stated that Mr. Didas was present.

Mr. Didas stated he purchased this property knowing all the information staff reviewed. Mr. Didas stated that nothing has changed with the house and that it is still on a lagoon system. The available city sewer is approximately 700 feet away from his house and the balance of the property is open agricultural ground that is not going to be developed by him. Mr. Didas indicated he would like to have some cows and horses but felt he could not do that in the city. Mr. Didas said his is paying over \$2,000 per year in taxes for city services that he does not have and wants to use the property for agricultural purposes. Mr. Didas asked the Commission to recommend deannexation. He stated the property could always be annexed in the future if and when development actually occurred.

Mr. Yearout reminded the MPC and Mr. Didas the keeping of farm animals is allowed, but they must be kept 100-feet from the property line that abuts the city residential areas.

The MPC raised questions concerning the on-site wastewater systems; city fire and police protection; city utilities that are available in the area; the improvement of Rucker Road; the fact the property is surrounded on three sides by city limits; the fact Mr. Didas was aware the property was within the city limits before he bought the property; whether the 100-foot setback for farm animals on properties such as this was unreasonable and whether the possible amendment to the Zoning Regulations could modify that; and how this area might be identified in the upcoming review of the City's Comprehensive Plan.

Vice-Chair Mortensen stated that, in view of the fact a formal motion is not required; he asked for individual comments from each Commissioner.

Commissioner Moyer stated that the City has already significant financial investments in the immediate area with the improvement of Rucker Road and the availability of water and sewer utilities in the area. Also there is the benefit of Fire and Police protection from the City and the fact Mr. Didas was aware the property was within the City at time of purchase. Therefore he believes the land should remain in the City and the deannexation be denied.

Commissioner Dibben stated he realizes the City has invested in improvements; however, being a farmer himself, if Mr. Didas wants to use the property for agricultural purposes, he should be allowed to. It was farm ground when annexed into the City and it has not changed since that time. He felt the property should be deannexed.

Commissioner Mowry stated that Mr. Didas knew it was in the City at time of purchase and the property is surrounded on three sides by the city. Therefore, he felt it seemed logical that it should stay within the City.

Commissioner Ryan stated the developer had control of the property when it was annexed in 2008 and intended to develop the property. The financial investment the City has incurred by improving Rucker Road and installing city water and sewer in the area are significant reasons why this property needs to remain in the City. He acknowledged this is a nice property, but it should remain in the city and not be deannexed.

Commissioner Watson stated this is a difficult situation that is a “heart versus head” decision. He said his heart agrees with Commissioner Dibben that a property owner should be able to do what he wants as long as he does not cause trouble for the surrounding neighbors. He further stated consideration needs to be given to lowering the 100-foot setback requirement for the fencing of animals. However, his head is saying that Mr. Didas did know it was in the City before he bought the property and, given the investment in utilities and services, it should remain in the City. He felt that if an area that is in the county but is surrounded by the city with all the improvements existing, then that county property should be annexed into the City and pay the appropriate taxes. This is an area that looks to be rural; however, because of the reasons stated by everyone, he felt this should remain in the city and not be deannexed.

Vice-Chair Mortensen stated he agreed with all the other statements made and, in particular, since this property is surrounded on three sides by property within the City and is already within the City limits, it should stay in because it will be developed at some point in time.

After additional discussion, it was the consensus of the MPC that the 100-foot setback requirement for fencing animals is excessive and a 30-foot setback seemed more reasonable. Additionally, the MPC felt a setback was necessary because this is generally not a fence separating two pastures, but one side is the “greener grass” of someone’s yard. Mr. Yearout stated that provision will be included in the amendment still pending before the MPC.

6. ADJOURNMENT

There being no further business, Vice-Chair Mortensen declared the meeting adjourned at 9:00 p.m.

Backup material for agenda item:

- c. Consideration of the Deannexation request of James Didas of his property at 2823 Rucker Road.

City of Junction City

City Commission

Agenda Memo

March 5, 2013

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Request by Landowner to Deannex Property on the South Side of Rucker Road at the west City Limit Line

Issue: Consideration of the written request of James Didas, 2823 Rucker Road, to deannex approximately 35 acres of land on the south side of Rucker Road at the west City Limit line.

Background: The City received a letter from Mr. James Didas, 2823 Rucker Road, requesting the deannexation of his property. Mr. Didas recently purchased the property on the south side of Rucker Road, containing approximately 35 acres, this year. This property was annexed into the City at the request of the then owner in 2008 in anticipation of additional development of the property to be called Sutter Woods Unit No. 2. The original proposal included the potential of multiple family residential development and other proposed developments that were subsequently dropped as the economy collapsed. That action occurred in the spring of 2009. However, as part of the rezoning and platting considerations, the annexation ordinance was completed, which brought the entire property into the City.

Adjoining properties were approved for rezoning and platting during the same time period and considerable extensions of the necessary streets and utilities were made to accommodate future development of the properties in the area. In fact, Rucker Road has been improved to City standards along the complete frontage of this property, and all other city utilities are been constructed to the property on the north, south and east sides. The west side of this property is also the west City limit line on the south side of Rucker Road.

This property has a single-family home on it, with the remaining property undeveloped. Mr. Didas purchased the property with the full knowledge the land was within the City of Junction City. Mr. Didas contacted the City regarding the requirements for keeping farm animals on the property and was provided the ordinances and language governing this situation. In short, the ordinances permit Mr. Didas to have farm animals because he owns more than 5 acres of land; however the property must be fenced so no animals are kept within 100 feet of the property lines.

Mr. Didas has indicated a desire to have the property deannexed because of his immediate plans for the property. As stated in his letter, he desires to use the property for keeping of farm animals and has no immediate plans for development of the property. Further, his home is not connected to City utilities at this time.

At the January 15, 2013, City Commission meeting, the Commission requested the Metropolitan Planning Commission review and comment on this request before any final decision is made by the governing body.

MPC Action: The Metropolitan Planning Commission considered this matter at the February 14, 2013, meeting. While not required to statutorily act on the request, as directed by the City Commission, a review and comment process was followed. All members present commented on the deannexation following a staff presentation of the information outlined above. Five (5) of the MPC members stated they believed the circumstances relevant to this matter, while perhaps unfortunate, did not warrant deannexation and the City should deny the request. In particular, these members noted the owner had full knowledge the property was within the City limits at the time of purchase and was made fully aware of the restrictions and limitations before the purchase was made. None of the circumstances occurred since he acquired the property.

One (1) MPC member felt the deannexation should be granted to allow a more viable agricultural use of the property, primarily because the City's existing restrictions seemed to be too much. Staff reminded the MPC the animal restrictions provisions are being amended in light of the pending text amendments resulting from the revisions to the City Code for dogs and other animals within the City limits. The public hearing for that matter was continued at this same meeting until the March meeting.

At the conclusion of the comments, the Chair noted the position of the MPC was to deny the deannexation.

Alternatives:

1. Approve the deannexation of the property and direct staff to prepare the appropriate ordinance.
2. Disapprove the request to deannex the property.

Staff Recommendation: Staff remains strongly opposed to the deannexation of the property. Staff believes this is not in the best interests of the City on either the short or long term. This land was annexed in anticipation of the development of the property. Those plans did not reach a conclusion because of the collapse of the economy in 2008. All city utilities are in place adjacent to this property and Rucker Road was improved to City standards with curbs and gutters completely along the frontage of this property. The public investment capable of supporting urban development of this property has been made and should be protected until the market is ripe for the ultimate development of this property. Further, the landowner was fully aware of the conditions and situation concerning this property when he purchased the property.

Staff strongly recommends the request for deannexation be denied.

Suggested Motion:

Commissioner _____ moved to deny the request submitted by Mr. James Didas, 2823 Rucker Road, for the deannexation of his property on Rucker Road.

Commissioner _____ seconded the motion.

Enclosures:

Didas Letter
Staff Report to MPC

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**February 14, 2013
7:00 p.m.**

**Members
(Present)**

Brandon Dibben
Mike Ryan
John Moyer
Ken Mortensen
Chuck Mowry
Mike Watson

**Members
(Absent)**

Maureen Gustafson

**Staff
(Present)**

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Vice-Chair Mortensen called the meeting to order at 7:00 p.m. A quorum was declared present with all members except Chair Gustafson.

2. APPROVAL OF MINUTES

Commissioner Moyer moved to approve the minutes of the January 10, 2013, meeting as presented at this meeting with revisions on page 5 correcting typographical errors. Commissioner Mowry seconded the motion and it passed unanimously.

3. NEW BUSINESS

Item No. 1 – Case No. Z-02-01-13 – Public Hearing to consider rezoning property from “IH” Heavy Industrial District to “CCS” Central Commercial Special District.

Vice-Chair Mortensen disclosed his employer has a business relationship with certain individuals on this application, but that will not affect his participation in this case and he feels there is no conflict of interests.

Vice-Chair Mortensen opened the public hearing on the application of Leon Baronda, owner, and Dushyant Banker, agent, to rezone the property at 411 East 8th Street from “IH” Heavy Industrial District to “CCS” Central Commercial Special District and asked for the staff report.

Mr. Yearout reviewed the background and history information provided in the staff report for this property and the surrounding properties. Mr. Yearout noted the applicant wishes to convert the building at 411 East 8th Street into a restaurant, night club and bar. According to information obtained to date, Mr. Yearout noted this property has been used for storage purposes for years and was once an ice plant. It is shown as being zoned Heavy Industrial on

a Zoning Map from 1938, which shows it has been used for industrial-type purposes for decades. There are docks along the east side of the building for access by trucks.

The overall size of the building relative to the configuration and area of the lot presents challenges for any type of retail or commercial use. The building may have some "character" that could be converted into an interesting facility as proposed; however, given the size of the building, the proposed use requires a lot of parking and there is no room for parking to be provided on site. Additionally, the applicants have failed to provide any information on where and how they would provide the needed parking for this location.

Mr. Yearout stated that in zoning cases, the requirement is to evaluate the appropriateness of the proposed location for the uses that would be permitted if the zoning classification is changed. The Zoning Regulations set out guidelines to assist in making an appropriate decision. Those guidelines and staff's response are set out in detail in the staff report. Based on the reasons enumerated in the staff report and especially the lack of parking area, staff is recommending denial of a zone change for this property.

There being no questions of staff, Vice-Chair Mortensen opened the hearing for public comment.

There being no further comments or discussion, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. Z-02-01-13, concerning the request of Leon Baronda, owner, requesting to rezone from "IH" Heavy Industrial District to "CCS" Central Commercial Special District the property at 411 East 8th Street, Junction City, Kansas, be recommended for denial by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it carried unanimously.

Mr. Yearout stated that this would be considered at the March 19, 2013, meeting of the City Commission.

Item No. 2 – Case No. Z-02-02-13 – Public Hearing to consider rezoning property from "A" Agricultural District to "PDD" Planned Development District.

Vice-Chair Mortensen opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of David Walker, owner, to rezone certain property adjacent to Timberwood Drive from "A" Agricultural District to "PDD" Planned Development District and request the annexation thereof, and asked for the staff report.

Mr. Yearout explained that this situation deals with a "land swap" between Mr. Walker and the owners of the adjacent golf course. As stated in the staff report, the purpose is to resolve ownership and land uses between the two property owners. A replatting of all this land affected by this transaction will be considered later on tonight's agenda. Since this strip of land is in the County and being considered for annexation, the Commission must recommend a city zoning district. The proposed "PDD" is how the adjoining land is zoned and this property will be incorporated into the existing lot.

Mr. Yearout concluded by stating staff is recommending approval of the rezoning and annexation for the reasons stated in the staff report.

Vice-Chair Mortensen asked for questions or comments from the audience.

Mr. Leon Osbourn, Kaw Valley Engineering and agent, stated he was present to represent Mr. Walker in case the Commission, that he had nothing further to add to Mr. Yearout's comments and would be happy to answer any questions.

There being no further appearances, questions or comments, Vice-Chair Mortensen closed the public hearing and called for a motion.

Commissioner Watson moved that Case No. Z-02-02-13, concerning the request of Kaw Valley Engineering, agent, on behalf of David Walker, owner, to rezone certain property adjacent to Timberwood Drive from "A" Agricultural District to "PDD" Planned Development District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing; and that the property be annexed into the City of Junction City, Kansas. Commissioner Mowry seconded the motion and it carried unanimously.

Mr. Yearout stated this would be considered by the City Commission at their March 19, 2013, meeting.

Item No. 3 – FP-02-01-13 - Final Plat for Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas.

Vice-Chair Mortensen opened discussion on the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval for the Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas, as amended and asked for the staff report.

Mr. Yearout stated this property is located on the east side of Spring Valley Road and north of Ponca Drive. In March of 2012, the Metropolitan Planning Commission considered a final plat of Quarry Oaks Addition Unit No. 1 containing 11.36 acres that was recommended for approval to the City Commission; however, the developer requested the plat be withdrawn prior to submission to the City Commission. The developer now wishes to reduce the original proposal to just the four lots along Spring Valley Road as identified on the revised plat.

Mr. Yearout stated this final plat is in conformance with the approved preliminary plat of this addition and no alterations or changes were made relative to these four lots. However, there will be modifications needed when the developer is ready to proceed with the next stage. The specific and technical requirements are identified in the staff report. The developer proposes to privately pay for the extension of public utilities serving this development; therefore, no benefit district or public financing will be required. As required, a Development Agreement will be prepared and submitted along with the final plat to the City Commission. Mr. Yearout concluded by stating that staff is recommending approval of this plat as presented.

There being no questions of staff, Vice-Chair Mortensen asked if there was anyone present wishing to speak on this matter.

Mr. Leon Osbourn, Kaw Valley Engineering, representing the applicant, stated the developer advises there is a strong market of buyers wanting one-half to one acre lots; therefore, the

developer has decided to request final platting on just these four lots. Future development of the unplatted property to the east will depend on the housing market demand.

There being no other appearances, comments or questions, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. FP-02-01-13, the application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within this plat. Commissioner Dibben seconded the motion and it carried unanimously.

Item No. 4 – FP-02-02-13 – Final Plat for Quarry Addition a Replat of Lot 8, Replat of Lots 2 thru 11 Country Club Hills & Unplatted Land to the City of Junction City, Geary County, Kansas.

Vice-Chair Mortensen opened discussion on the request of Kaw Valley Engineering, agent, on behalf of David Walker, owner, requesting final plat approval for Quarry Addition, a Replat of Lot 8, Replat of Lots 2 thru 11 Country Club Hills & Unplatted Land to the City of Junction City, Geary County, Kansas, and asked for the staff report.

Mr. Yearout stated this plat simply allows for the redesign of a single lot that will modify easement areas and includes the strip of land outside the City limits; which, as noted in the zoning case discussed earlier, will be annexed into the City. There are no utility concerns and service to the lot will be addressed when a building permit is issued. Mr. Yearout stated that staff recommends approval of the plat as presented.

Mr. Leon Osbourn, Kaw Valley Engineering, stated he was present to represent Mr. Walker and answer any questions the Commission may have.

There being no further comments or questions, Vice-Chair Mortensen called for a motion.

Commissioner Moyer moved that Case No. FP-02-02-01, the application of Kaw Valley Engineering, agent, on behalf of David Walker, owner, requesting final plat approval of Quarry Addition, a Replat of Lot 8, Replat of Lots 2 through 11 of Country Club Hills Addition, and certain unplatted land in Junction City and Geary County, Kansas, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance. Commissioner Ryan seconded the motion and it carried unanimously.

Item No. 5 – SUP-02-01-13 – Public Hearing for a Special Use Permit to allow a worm farm as a business in the “RM” Multiple Family Residential District.

Vice-Chair Mortensen opened the public hearing on the application of Martin Cox, owner, requesting a Special Use Permit to allow a worm farm as a business in his home on property zoned “RM” Multiple Family Residential District at 226 East 12th Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated Mr. Cox initially approached staff about establishing a worm farm in his basement as a home occupation. Mr. Cox was advised that a worm farm was not a listed home occupation but he was welcome to pursue a Special Use Permit. Mr. Yearout stated the staff report references information from the County Appraiser's Office that identifies this property as being used for "apartment" purposes. Mr. Cox did contact the Appraiser's office and this property is now classified as a single family home and not an apartment.

Mr. Yearout stated the information provided by the applicant states he intends to sell "bait worms" to retail outlets; does not plan to have any signs; and his proposed operation will have "little or no traffic" effects. The proposed size of the operation and the handling of sales transactions are unclear; however, based on the research conducted by staff, this type of operation will be compatible as a basement business operation provided it remains fairly small and assurances are provided to remove all equipment and products if the operation ceases.

Mr. Yearout stated he visited with County Extension Agent Chuck Otte and researched the internet concerning worm farming operations." Mr. Yearout stated the staff report contains the detailed information obtained for the benefit the Commissioners. That information shows the business of 'worm farming' can range from a basement operation up to highly commercialized. Mr. Otte's primary concern was that, in case of abandonment, the worm farm be removed from the basement. Based on the information reviewed, staff believes this type of operation can be operated safely in a basement so long as it remains fairly small and doesn't grow to any formal commercial-type operation.

Mr. Yearout stated staff is supportive of the Special Use Permit request; provided adequate measures are taken to limit the size and scope of the operation. As pointed out in the staff report, the applicant needs to articulate the extent to which he intends to operate the business; the amount of space and equipment to be used; whether outside or other employees might be anticipated; and what measures are being taken to remove the equipment and material if this operation does not work. In light of these unanswered issues, staff has not provided a recommendation nor specifically listed any conditions that might be applied to the Special Use Permit, if recommended for approval.

There being no questions of staff, Vice-Chair Mortensen opened the hearing for public comment.

There being no further appearances or questions of the applicant, Vice-Chair Mortensen closed the public hearing.

Item No. 6 – SUP-02-02-13 – Public Hearing for a Special Use Permit to allow a restaurant/catering business in the "IL" Light Industrial District.

Vice-Chair Mortensen opened the public hearing on the request of Ray Heinrichs, owner, requesting a Special Use Permit to allow a restaurant/catering business on property zoned "IL" Light Industrial District at 904 Pierce Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that, due to an error in the legal notice, this case has been rescheduled to the regular March, 2013, meeting and no action necessary by the Commission.

Item No. 7 – Case No. TA-02-01-13 – Public Hearing to consider a Text Amendment to the Geary County Subdivision Regulations.

Vice-Chair Mortensen opened the public hearing on the application initiated by the Board of County Commissioners of Geary County to amend the Geary County Subdivision Regulations concerning certain agricultural lot split procedures, and asked for the staff report.

4. OLD BUSINESS

Item No. 1 – Case No. TA-12-01-12 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.

Vice-Chair Mortensen reopened the public hearing on the application of the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to where churches, schools, and other places of assembly are authorized, and the process for approval, and asked for the staff report.

Mr. Yearout stated this issue was first brought to the Commission for consideration back in July of 2012 based on concerns expressed by the Economic Development Commission regarding where churches and schools were permitted according to the City's Zoning Regulations. The staff report outlines the background on the inception and the various concerns connected with this proposed text amendment. In short, current City Zoning Regulations have little to no control over the location of schools, churches or other places of assembly. Local jurisdictions must adhere to the federal Religious Land Use and Institutionalized Persons Act enacted in 2000.

Mr. Yearout stated copies of the current relative sections of the Zoning Regulations, and the proposed amendments were handed out just prior to the meeting. Mr. Yearout explained there are three main issues involved with the proposed text amendment. First is to add a definition for 'church' and for 'school'; second is to delete all references to churches and schools, as well as uses such as fraternal and service clubs and YMCA type uses; and third to allow consideration and approval only by Special Use Permit in certain zoning districts.

Mr. Yearout explained he has also incorporated the addition of "drug stores" as an allowable use in the "CG" General Commercial District. Staff has determined this use was erroneously left off the list at some point in the past. He also explained that some "clean-up" language referencing 'restaurants' or 'drinking establishments' is being included to be consistent with language within each commercial district. These proposals are shown in the copy provided for the Commissioners' review.

Mr. Yearout pointed out that the major part of the proposed text amendment deals with Article V, Special Use Permits. Specifically, in Section 445.160; staff is recommending the addition of paragraph "C" which lists recommended criteria to be considered by the Commission when reviewing a site plan. Mr. Yearout explained these guidelines help promote consistency and equal treatment for all applicants of Special Use Permits.

Mr. Yearout concluded by stating that staff believes the amendments are good for the City and recommends the MPC recommendation approval of these text amendment to the City Commission.

Vice-Chair Mortensen asked if the separation distance between a school/church and a drinking establishment or restaurant serving alcoholic beverages was considered. Mr. Yearout stated the separation designation in the city's Zoning Regulations was not being amended. He explained the State laws dealing with this issue have been modified over the years; however, there are still some separation distance laws for cereal malt beverages on the books. The Special Use process will allow the City to evaluate the impact of a proposed church or school in relation to commercial areas better than what exists in the Zoning Regulations.

There being no further questions of staff, Vice-Chair Mortensen opened the hearing for public comment. There being no appearances or further comments, Vice-Chair Mortensen closed the public hearing.

At the conclusion of a brief discussion among the Commissioners and staff, Vice-Chair Mortensen called for a motion.

Commissioner Watson moved that Case No. TA-12-01-12, a proposal to amend the Junction City Zoning Regulations by modifying the language concerning the manner in which churches and schools can be approved, be recommended for approval by the City Commission of the City of Junction City as outlined by staff based on the reasons set out in the staff report and as heard at this public hearing. Commissioner Mowry seconded the motion and it carried unanimously.

Item No. 2 – TA-01-01-13 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.

Vice-Chair Mortensen reopened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to the keeping of animals, and asked for the staff report.

Mr. Yearout stated this issue is still being evaluated at the City staff level and the expected action on amendments to the City Code may not occur until April or May. Until it is known what language needs to be modified in the Zoning Regulations, staff recommends this issue be continued.

Commissioner Ryan moved that Case No. TA-01-01-03, the request to amend the Junction City Zoning Regulations concerning the keeping of animals be continued to the March, 2013, meeting. Commissioner Dibben seconded the motion and it carried unanimously.

THERE ARE NO CASES FOR THE BOARD OF ZONING APPEALS

5. GENERAL DISCUSSION

Item No. 1 – Update on status of MPO

Mr. Yearout stated the Flint Hills Metropolitan Planning Organization is being finalized this month. Information from KDOT indicates that all the local governmental entities and the KDOT Secretary have signed the Designation Agreement creating the MPO. The Kansas Attorney General must give final blessing to the document, which is expected to be routine. In response to questions, Mr. Yearout briefly explained the role of the Flint Hills Regional Council

regarding the MPO. He also stated the Commission will be kept apprised of MPO actions regarding the Comprehensive Plan.

Item No. 2 – Comprehensive Plan Update Status

Mr. Yearout stated the Request for Qualifications/Request for Proposals (RFQ/RFP) was mailed and posted on several websites. Mr. Yearout stated he has visited with a couple of interested companies. The responses are due by February 22, 2013. It is anticipated to have a recommendation for a firm to hire to the City and County governing bodies at the first meetings in April, with work to begin shortly after that.

Mr. Yearout introduced Chris Clanahan, who is serving as an intern in the office. Mr. Clanahan is a student in Kansas State University's Master of Community and Regional Planning program and will be assisting with the Comprehensive Plan Update. Mr. Clanahan has already begun to gather relevant information and will be working with the staff and consultant through his time with the Department, which will run through the end of the spring semester.

Item No. 3 – Set public hearing for Annexation – 1205 Hoover Road

Mr. Yearout stated the staff report gives a brief history concerning this property and explains the reason behind the need to set the public hearing. He indicated that the property is zoned "SR" Suburban Residential in the county and the recommended zoning will be "RS" Suburban Residential District in the City. There being no questions, Vice-Chair Mortensen called for a motion.

Commissioner Ryan moved to set a public hearing to consider the appropriate zoning classification for property at 1205 Hoover Road for the March, 2013, meeting. Commissioner Moyer seconded the motion and it carried unanimously.

Item No. 4 – Discuss request for Deannexation - James Didas; 2823 Rucker Road

Mr. Yearout indicated the staff report sets out the details surrounding the history of this property, starting with the annexation of this property in 2008 at the request of the then owner in anticipation of a development to be completed on the property. That proposed development never got past the platting stage because of the collapse of the economy; however, Rucker Road has been improved to City standards and all other city utilities have been constructed to or near the property.

Mr. Didas purchased this 35-acre tract with full knowledge that it was within the city limits. Prior to purchasing the property, he contacted city staff regarding the requirements for keeping farm animals. Mr. Didas was informed that the animals were allowed; however, the property must be fenced so no animals are kept within 100 feet of property lines abutting a city residential area.

Mr. Didas' request to deannex was discussed by the City Commission at two meetings. At the January 15, 2013, meeting, the City Commission unanimously voted to ask the MPC to review this request and make a recommendation regarding whether the property should be deannexed based upon the Comprehensive Plan and future growth and development plans for the City.

Mr. Yearout concluded by stating staff strongly recommends the request for deannexation be recommended for denial by the City Commission based on the information provided in the staff report. He informed the Commission this is not a mandatory action but the City Commission has asked for the MPC input. Mr. Yearout stated that Mr. Didas was present.

Mr. Didas stated he purchased this property knowing all the information staff reviewed. Mr. Didas stated that nothing has changed with the house and that it is still on a lagoon system. The available city sewer is approximately 700 feet away from his house and the balance of the property is open agricultural ground that is not going to be developed by him. Mr. Didas indicated he would like to have some cows and horses but felt he could not do that in the city. Mr. Didas said his is paying over \$2,000 per year in taxes for city services that he does not have and wants to use the property for agricultural purposes. Mr. Didas asked the Commission to recommend deannexation. He stated the property could always be annexed in the future if and when development actually occurred.

Mr. Yearout reminded the MPC and Mr. Didas the keeping of farm animals is allowed, but they must be kept 100-feet from the property line that abuts the city residential areas.

The MPC raised questions concerning the on-site wastewater systems; city fire and police protection; city utilities that are available in the area; the improvement of Rucker Road; the fact the property is surrounded on three sides by city limits; the fact Mr. Didas was aware the property was within the city limits before he bought the property; whether the 100-foot setback for farm animals on properties such as this was unreasonable and whether the possible amendment to the Zoning Regulations could modify that; and how this area might be identified in the upcoming review of the City's Comprehensive Plan.

Vice-Chair Mortensen stated that, in view of the fact a formal motion is not required; he asked for individual comments from each Commissioner.

Commissioner Moyer stated that the City has already significant financial investments in the immediate area with the improvement of Rucker Road and the availability of water and sewer utilities in the area. Also there is the benefit of Fire and Police protection from the City and the fact Mr. Didas was aware the property was within the City at time of purchase. Therefore he believes the land should remain in the City and the deannexation be denied.

Commissioner Dibben stated he realizes the City has invested in improvements; however, being a farmer himself, if Mr. Didas wants to use the property for agricultural purposes, he should be allowed to. It was farm ground when annexed into the City and it has not changed since that time. He felt the property should be deannexed.

Commissioner Mowry stated that Mr. Didas knew it was in the City at time of purchase and the property is surrounded on three sides by the city. Therefore, he felt it seemed logical that it should stay within the City.

Commissioner Ryan stated the developer had control of the property when it was annexed in 2008 and intended to develop the property. The financial investment the City has incurred by improving Rucker Road and installing city water and sewer in the area are significant reasons why this property needs to remain in the City. He acknowledged this is a nice property, but it should remain in the city and not be deannexed.

Commissioner Watson stated this is a difficult situation that is a “heart versus head” decision. He said his heart agrees with Commissioner Dibben that a property owner should be able to do what he wants as long as he does not cause trouble for the surrounding neighbors. He further stated consideration needs to be given to lowering the 100-foot setback requirement for the fencing of animals. However, his head is saying that Mr. Didas did know it was in the City before he bought the property and, given the investment in utilities and services, it should remain in the City. He felt that if an area that is in the county but is surrounded by the city with all the improvements existing, then that county property should be annexed into the City and pay the appropriate taxes. This is an area that looks to be rural; however, because of the reasons stated by everyone, he felt this should remain in the city and not be deannexed.

Vice-Chair Mortensen stated he agreed with all the other statements made and, in particular, since this property is surrounded on three sides by property within the City and is already within the City limits, it should stay in because it will be developed at some point in time.

After additional discussion, it was the consensus of the MPC that the 100-foot setback requirement for fencing animals is excessive and a 30-foot setback seemed more reasonable. Additionally, the MPC felt a setback was necessary because this is generally not a fence separating two pastures, but one side is the “greener grass” of someone’s yard. Mr. Yearout stated that provision will be included in the amendment still pending before the MPC.

6. ADJOURNMENT

There being no further business, Vice-Chair Mortensen declared the meeting adjourned at 9:00 p.m.



**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**



STAFF REPORT

February 14, 2013

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: David L. Yearout, AICP, CFM, Director of Planning and Zoning

SUBJECT: Deannexation discussion – James Didas Property – 2823 Rucker Road

The City received a letter from Mr. James Didas, 2823 Rucker Road, requesting the deannexation of his property. Mr. Didas purchased the property on the south side of Rucker Road, containing approximately 35 acres within the past year. This property was annexed into the City at the request of the then owner in 2008 in anticipation of additional development of the property to be called Sutter Woods Unit No. 2. The original proposal included the potential of multiple family residential development and other proposed developments that were subsequently dropped as the economy collapsed. That action occurred in the spring of 2009. However, as part of the rezoning and platting considerations, the annexation ordinance was completed, which brought the entire property into the City.

Adjoining properties were approved for rezoning and platting during the same time period and considerable extensions of the necessary streets and utilities were made to accommodate future development of the properties in the area. In fact, Rucker Road has been improved to City standards along the complete frontage of this property, and all other city utilities have been constructed to the property on the north, south and east sides. The west side of this property is also the west City limit line on the south side of Rucker Road.

This property has a single-family home on it, with the remaining property undeveloped. Mr. Didas purchased the property with the full knowledge the land was within the City of Junction City. Mr. Didas contacted the City regarding the requirements for keeping farm animals on the property and was provided the ordinances and language governing this situation. In short, the ordinances permit Mr. Didas to have farm animals because he owns more than 5 acres of land; however the property must be fenced so no animals are kept within 100 feet of the property lines.

Mr. Didas has indicated a desire to have the property deannexed because of his immediate plans for the property. As stated in his letter, he desires to use the property for keeping of farm animals and has no immediate plans for development of the property. Further, his home is not connected to City utilities at this time.

The City Commission has discussed this issue at two meetings (December 18, 2012, and January 15, 2013). At the conclusion of the second discussion, the Commission voted unanimously to

ask the Metropolitan Planning Commission to review this request and make a recommendation regarding whether the property should be deannexed based upon the Comprehensive Plan and future growth and development plans.

Staff strongly believes the deannexation of the property is not in the best interests of the City on either the short or long term. This land was annexed in anticipation of the development of the property. Those plans did not reach a conclusion because of the collapse of the economy in 2008. All city utilities are in place adjacent to this property and Rucker Road was improved to City standards with curbs and gutters completely along the frontage of this property. The public investment capable of supporting urban development of this property has been made and should be protected until the market is ripe for the ultimate development of this property. Further, the landowner was fully aware of the conditions and situation concerning this property when he purchased the property.

Staff Recommendation:

Staff strongly recommends the request for deannexation be recommended for denial by the City Commission of Junction City.

Suggested Motion:

I move the deannexation of the property owned by James Didas at 2823 Rucker Road be recommended for denial by the City Commission of the City of Junction City as being inconsistent with the Comprehensive Plan.

Backup material for agenda item:

- d. Presentation on the Department of Public Works Operations (Budget Status and Programs & Activities) First Six Months of Operations (June to December. 2012)
- Update.

City of Junction City

City Commission

Agenda Memo

March 5, 2013

From: Gregory S. McCaffery, Municipal Services Director
To: Gerry Vernon, City Manager and City Commission
Subject: **Department of Public Works - 6 Month Summary of Operations**

Objective: Presentation on the Department of Public Works Operations (Budget Status and Programs & Activities) First Six (6) Months of Operations (June to December 2012) - Update

Explanation of Issue: On June 23, 2012 the City of Junction City assumed the re-assumption of certain public works operations from Veolia Water. These operations included the following public works operations: Streets, Traffic, Water Distribution, Wastewater Collection, Fleet Maintenance, Building Maintenance, and Sanitation. Veolia Water continues to provide operations of the City owned Water Treatment, SW and East Wastewater Treatment Plants

The justification for the takeover of these operations was: **1.) Obtain command and control of public works budgets; 2.) Improve quality of service; and 3.) Improve operational efficiencies.**

At the City Commission meeting of June 5 and 19th the City Commission requested that City staff report back to the Commission as to the budget expenditures, overall operations and provide a summary on the major programs and activities undertaken after six (6) months.

Originally City staff developed line item budgets for the major funds in which the operations of the Public Works Department (DPW) would be funded. These include personnel, commodities, contractual services and capital costs. These have been used as a means to assess and monitor the various expenditures undertaken by the DPW over the remaining 6 months of the 2012 budget year in which the City would operate the Public Works functions.

Major actions have been addressed by the DPW and Administrative staffs in order to provide seamless transition between Veolia Water and the City assumption. This has necessitated purchases of needed supplies & materials, major & minor repairs to various pieces of equipment, the development of various programs towards maintenance and operations, as well as, moving the DPW within a direction of providing high quality services at minimal costs.

Within the first six (6) months staff has focused efforts on ensuring seamless operations, staffing the various divisions with qualified staff, completing needed equipment repairs, ensuring needed emergency materials & equipment were on hand, and gearing up for any major events (Sundown Salute, Fall Leaf Program, and Winter Snow/ Ice Operations). Additionally, staff has been working on optimizing various operations, be it fleet maintenance (ManagerPlus), complaints/ concerns tracking (Workdirector – through

Cartegraph/ YourGov) and working with the Engineering (GIS Mapping), Parks & Recreation (shared equipment), Fire (Fleet Maintenance) and Police (Traffic Signage & Snow Operations) Departments, in improving overall operations. Further, the City is continuing to work with Veolia Water on moving forward the operations of the three treatment plants of the City. There has been much done to date, however much more is needed to be development, implement and improve upon over the next six months and coming year 2013 in optimizing and improving the Public Works operations on what many should consider "Normal Activities, Programs and Practices" of a DPW.

At present the City is seeing approximate \$470,070 in costs saving through contractual services which would have been provided by Veolia Water, and yet are now being provided by the City from the DPW operations.

Enclosed are the following for the City Commission review: (1) Budget Summary of expenditures for the first six months of operations; (2) Summary of major activities by each of the major funds; And an overall summary of major activities/ programs which have been undertaken by the Department of Public Works during this six (6) months timeframe.

Enclosures: Department of Public Works Budget Summary of Expenditures
 June 23 to December 31, 2012
 Summary of Major Activities completed within the first six (6) months
 Summary of Major Programs and Projects Undertaken within the
 first six (6) months

STREET DIVISION

Month	STREET (LANE MILES) SWEPT	TONS OF ASPHALT (PLACED)	TONS OF CONCRETE (PLACED)	POTHOLE PATCHING (TONS OF HP POTHOLE MIX) PLACED	STORM DRAINS (CATCH BASINS) CLEANED	TREES CUT DOWN WITHIN RIGHT-OF-WAY	TRAFFIC SIGNS INSTALLED	CROSS-WALKS PAINTED	HANDICAP STALLS PAINTED	PARKING STALLS PAINTED
JULY	241	25	4	2.4	170	7	33	0	1	2
AUGUST	375	43.63	16.5	3.38	58	53	55	8	0	0
SEPTEMBER	233	143.33	7	6	787	29	15	5	1	80
OCTOBER	497	152	22.5	37	163	0	11	5	0	66.5
NOVEMBER	302	0	0	2.7	154	4	68	0	0	59
DECEMBER	171	0	0	9.5	154	2	83	0	0	40.5
TOTAL	1819	363.96	50	60.98	1486	95	265	18	2	248

UTILITIES DIVISION

Month	LINE LOCATES	SEWER BACK-UP RESPONSES	SEWER CLEANING (LINEAR FEET)	WET WELL CLEANING (LIFT STATIONS)	NEW METER (WATER) INSTALLS	METER (WATER) REPAIRS	WATER SERVICE INSTALLS	WATER MAIN BREAK FIXED	WATER PRESSURE CHECKS
JULY	202	28	1420	0	19	22	5	5	7
AUGUST	273	23	1255	1	11	27	2	4	7
SEPTEMBER	162	15	11288	10	13	12	0	0	4
OCTOBER	188	39	15,639	1	47	22	3	3	6
NOVEMBER	181	30	1,434	0	17	4	3	2	1
DECEMBER	132	23	12,517	0	19	5	0	4	1
TOTAL	1138	158	43553	12	126	92	13	18	26

SANITATION DIVISION

Month	TONS OF REFUSE REMOVED	TRIPS TO TRANSFER STATION		SPECIAL PICK-UPS	SPECIAL PICK- UPS WITH FEE APPROVAL	BLIGHTS (PICK-UPS)
JULY	626	139		124	4	0
AUGUST	707	145		124	8	0
SEPTEMBER	510	114		122	4	2
OCTOBER	643		151	123	5	5
NOVEMBER	630		138	110	5	4
DECEMBER	520		125	93	5	0
TOTAL	3636	812		696	31	11

FLEET MAINTENANCE GROUP

Month	VEHICLES REPAIRED (COMPLETED)		PREVENTATIVE MAINTENANCES DONE	WORK ORDERS (COMPLETED) FOR OTHER DEPARTMENTS
JULY	12		1	2
AUGUST	32		3	10
SEPTEMBER	28		1	4
OCTOBER		85	20	0
NOVEMBER		67	20	1
DECEMBER		43	21	4
TOTAL	267		66	21

**City of Junction City
Department of Public Works**

**Summary of Programs and Activities
June 23 – Dec. 23, 2012 (6 months)**

1. Department General

- a. 3 & 6 month staff evaluations completed/ All positions are presently filled (26 full time positions and 4 seasonal on staff)
- b. Bi-monthly site and facilities clean-up program of DPW yard/ facilities undertaken
- c. Implemented Cartigraph WorkDirector (Operations Maintenance Tracking Program) and YourGov Systems for concerns/ complaint tracking
- d. Review of 2013 materials and supplies inventory undertaken

2. Streets Division

- a. Street & Alley Repair/ Maintenance Programs
 - 1. Developed of Pothole Patching Program, whereby minimum one truck addressing this daily, through concerns received (PD, Service Request & Staff Reviews)
 - 2. Material placed tracked via Tons placed versus lbs; Trained staff and repaired equipment completed
 - 3. In-house Joint & Crack Seal Program (through Engineering Dept.) annual program for 2012 & 2013 program years
 - 4. Maint Program for 21 miles of vacant street areas - through contractual mowing, weed control, tree removals and sweeping
 - 5. Started a Alley Maintenance Program of problem prone areas
- b. Street Sweeping
 - 1. Annual Program Developed for Annual, Semi-Annual and Quarterly Sweeping Areas
 - 2. Completed sweeping of all City streets, downtown areas once
- c. Road Side & Public Properties Mowing Contracts
 - 1. Developed of tree, and over growth program, and additional areas in need of mowing through contract services
- d. Winter Operations and Salting & Snow Plowing Program
 - 1. Received and placed in service two New One ton dump trucks
 - 2. Equipment assessments completed
 - 3. Major repairs to salt spreaders & and minor truck repairs completed
 - 4. Formal policy for Winter/ Snow Operations Developed
- e. Street Signage/ Striping/ Traffic Signal Program
 - 1. Completed Safe Routes to School signage & striping in-house **(savings to the City +/- \$20,000)**
 - 2. Completed Inventoried and standardized school zone striping & signage (11 school total)

3. Completed Railroad Crossings striping & signage at each crossing & standardizing each
 3. Completed CBD parking area stripping program
 4. Completed development of a Bi-annual Striping Program developed through Engineering & DPW
 5. Developed an inspection program (bi-annually/ annually) for City operated signals
 6. Installed Snow Emergency Signage throughout the City, per the City policy (over 90 plus signs having been installed)
 7. Implemented a intersection/ crosswalk marking program City wide
 8. Implemented an annual/ monthly traffic signal inspection and program checks
- h. Street Lighting System/ Inventory Programs
1. Completed replacement of missing street lights on Ash & Chestnut
 2. Working with Engineering on GIS system inventory
 3. Worked with Weststar & DS & O on lighting outages issues
 4. Completed repairs to three sirens through Geary units purchases
 5. Developed an annual and bi-annual maintenance program for all sirens within system

3. Utilities Maintenance Division

- a. Sanitary Collection System (Lift Stations/ Collection System)
1. Inventory of System (Lift Stations types, prone problem areas, etc.) in order to tracking and ensure service activities being addressed
 2. Developed a monthly lift station schedule of maintenance activities
 3. Completed minor repairs toward rolling equipment (Vactor Jets)
 4. Developed Routine Cleaning Program of known problem areas GIS systems for routine cleaning and root control (draft) programs
 5. Inventoried materials and supplies for use in needed repairs and obtained in-stock repair materials
 6. Implemented a Grease Trap Management Program (working with business owners on grease traps/ interceptors being maintained)
- b. Water Distribution System
1. Replaced 9 hydrants within overall system which had not be in operation
 2. Completed 12 water main leaks within the system which had been on-going thus reducing water loss **(Resulted in savings in water loss; costs of savings unknown)**
 3. Inventory materials and supplies for use in needed repairs & replacements and obtained in-stock repair materials

4. Sanitation Division

- a. Developed an expanded Fall Leaf Drop-off Program within the City
- b. Placed 8 New dumpster units, replacing worn-out units

- c. Completed inventory and warranty assessment on 260- 65/ 95 gal. units (savings to the city (approx. \$8,000 with additional \$6,500 forthcoming)
- d. Completed 80% of decal replacements "City of Junction City DPW" on polycarts
- e. Started preliminary discussion with Fort Riley on joint re-cycling program undertaken
- f. Started a preliminary recycling program within the Sundown Salute (Beer, pop can collection)
- g. Started review of current routines and pick-ups (dumpsters, etc.) for improved operations and spacing of routines/ staffing time & available equipment

5. Fleet Maintenance Group

- a. Inventory and assessment of rolling equipment completed
- b. Completed purchase of various equipment for shop activities for in-house repairs and maintenance activities – **(Reducing out-sourcing costs to the City).**
- c. Developed rolling equipment assessment towards 10 yr capital replacement program developed
- d. **Completed equipment repairs for the following City departments resulting in the following savings; (1) Rolling Meadows Golf Course range-ball cart (Savings to the City \$2,600), (2) Parks & Recreation Truck Repairs (Savings to the City \$3,500); (3) Fire Department service checks and minor fleet repairs (Savings to the City \$8,500)**
- e. Start-up of ManagerPlus (Fleet maintenance software program in tracking parts inventory and maintenance activities, etc.)

7. Building Maintenance Activities (through Parks & Recreation Dept.)

- a. Coordinating annual maintenance programs for various building and facilities with Parks & Recreation Dept. (oversight of Bldg. Maint. Programs/ operations)
- b. Coordinated roof repairs at the Opera House, facilities repairs at 12th Street Community Center
- c. Continue with the development of lighting change out program T-12 Units
- d. Continue with development of annual contract operations (HAVC, elevator units, etc.)
- e. Developed Annual Emergency Generator Inspection Program for City Hall, and other communication areas (Water towers, etc.) (Public Works)

8. Storm Water Activities

- a. Started inventorying and tracking street sweeping activities towards compliance with City's storm permit (MS4 – NPDES Phase II Storm Water)
- b. Developed a Annual Catch Basin Cleaning Program through mapping and inventorying with Engineering within GIS summary

City of Junction City
Department of Public Works
Budget Summary

	MAJOR OPERATIONAL AREA	DESCRIPTION	June 23-Dec. 31, 2012
			City of Junction City
SUMMARY			
	Water Distribution		\$ 247,660
	Wastewater Collection		\$ 192,430
	Streets	Streets	\$ 774,740
		Building Maintenance	\$ 72,850
	Storm		\$ 51,860
	Sanitation		\$ 500,150
	Sub-TOTAL		\$ 1,839,690
*	Root Control Program (1/2 of Annual \$70,000 program delayed)		\$ 35,000
**	Salt and Sand Purchases (Materials on hand from Prior Year)		\$ 21,000
***	2013 Street Maintenance Program (Included within City Budget)		
	Sub-TOTAL		\$ 56,000
	TOTAL		\$ 1,895,690
	PUBLIC WORKS		
	Water Distribution Fund (WMs, Water Towers, Bruce Street Pump Station)		
	Veolia Water	Personnel	
	(Cost of Veolia Operations)	Commodities	
		Contractual Services	
		Capital	
	City of Junction City	Personnel	\$ 127,980
	Department of Public Works	Commodities	\$ 84,350
	(Costs of City Operations)	Contractual Services	\$ 21,700
		Capital	\$ 13,630
		TOTAL	\$ 247,660
	Wastewater Collection Fund (Sanitary Sewers, Lift Station		
	Veolia Water	Personnel	

	(Cost of Veolia Operations)	Commodities	
		Contractual Services	
		Capital	
		TOTAL	
	City of Junction City	Personnel	\$ 101,390
	Department of Public Works	Commodities	\$ 50,800
	(Costs of City Operations)	Contractual Services	\$ 15,740
		Capital	\$ 24,500
		TOTAL	\$ 192,430

**City of Junction City
Department of Public Works
Budget Summary**

			June 23-Dec. 31, 2012
			City of Junction City
Street Fund (Streets Maint., Traffic, Bldg. Maint. & Storm Sewers)			
	Veolia Water	Personnel	
	(Cost of Veolia Operations)	Commodities	
		Contr. Services (Veolia)	
		Contr. Services (City)	
		Capital	
	City of Junction City	Personnel	\$ 278,430
	Department of Public Works	Commodities	\$ 261,910
	(Costs of City Operations)	Contractual Services	\$ 148,420
		Capital	\$ 85,980
		TOTAL	\$ 774,740
Building Maintenance Fund (Maintenance of Interior & Exterior of Municipal Buildings)			
	(Cost of Veolia Operations)	Personnel/ Commodities/ Contractual Services (Veolia Water had cc	
	City of Junction City	Personnel	\$ 29,780
	Department of Public Works	Commodities	\$ 4,430
	(Costs of City Operations)	Contractual Services	\$ 38,640
		Capital	
		TOTAL	\$ 72,850

Storm Water Fund (Maintenance of Storm Water System and City MS4 & Phase II Permits)			
	Veolia Water	Personnel	
	(Cost of Veolia Operations)	Commodities	
		Contractual Services	
		Capital	
	City of Junction City	Personnel	\$ 51,850
	Department of Public Works	Commodities	\$ 10
	(Costs of City Operations)	Contractual Services	
		Capital	
		TOTAL	\$ 51,860
SANITATION			
Sanitation Fund (Solid Waste Collection)			
	Veolia Water	Personnel	
	(Cost of Veolia Operations)	Commodities	
		Contractual Services (Veolia)	
		Contractual Services (City)	
		Capital	
	City of Junction City	Personnel	\$ 148,490
	Department of Public Works	Commodities	\$ 83,340
	(Costs of City Operations)	Contractual Services	\$ 200,540
		Capital	\$ 67,780
		TOTAL	\$ 500,150

rks

June 23-Dec. 31, 2012	Increase/ Decrease	6 Month 2012 Budget	2013
Veolia Water Operations		City of Junction City	Budget
\$ 429,320	\$ (181,660)	\$ 272,361	\$ 479,386
\$ 438,120	\$ (245,690)	\$ 331,937	\$ 667,834
\$ 770,100	\$ 4,640	\$ 1,322,444	\$ 2,133,488
\$ -	\$ 72,850	\$ 35,000	\$ 172,183
\$ 64,000	\$ (12,140)	\$ 45,000	\$ 140,134
\$ 664,220	\$ (164,070)	\$ 729,950	\$ 1,257,677
\$ 2,365,760	\$ (526,070)		
	\$ 35,000		
	\$ 21,000		
		\$ 500,000	\$ 500,000
	\$ 56,000		
\$ 2,365,760	\$ (470,070)	\$ 2,736,692	\$ 4,850,702
\$ 429,320			
		\$ 139,561	\$ 259,586
		\$ 57,100	\$ 101,800
		\$ 42,300	\$ 84,600
		\$ 33,400	\$ 33,400
\$ 429,320	\$ (181,660)	\$ 272,361	\$ 479,386

\$ 438,120			
		\$ 123,637	\$ 251,334
		\$ 56,900	\$ 94,300
		\$ 51,700	\$ 87,500
		\$ 99,700	\$ 234,700
\$ 438,120	\$ (245,690)	\$ 331,937	\$ 667,834

rks

June 23-Dec. 31, 2012	Increase/ Decrease	6 Month 2012 Budget	2013
Veolia Water Operations		City of Junction City	Budget
\$ 770,100			
		\$ 268,394	\$ 505,488
		\$ 182,200	\$ 318,300
		\$ 357,850	\$ 635,700
		\$ 524,000	\$ 674,000
\$ 770,100	\$ 4,640	\$ 1,332,444	\$ 2,133,488
Combined with Streets Contract Billings)			
			\$ 110,836
			\$ 45,594
			\$ 31,620
			\$ 500
	\$ 72,850		\$ 188,550

\$ 64,000			
		\$ 29,450	\$ 61,234
		\$ 14,750	\$ 31,500
		\$ 800	\$ 47,400
\$ 64,000	\$ (12,140)	\$ 45,000	\$ 140,134
\$ 664,220			
		\$ 209,540	\$ 423,052
		\$ 61,750	\$ 110,100
		\$ 290,160	\$ 556,025
		\$ 168,500	\$ 168,500
\$ 664,220	\$ (164,070)	\$ 729,950	\$ 1,257,677

Backup material for agenda item:

- e. Discussion on the City General Engineering Services, Request For Qualifications (RFQ) Process and Contract.

City of Junction City City Commission Agenda Memo

March 5, 2013

From: Gregory S. McCaffery, Municipal Services Director
To: Gerry Vernon, City Manager and City Commissioners
Subject: **Discussion on General Engineering Services Request For Qualifications (RFQ) Process**

Objective: Discussion on the General Engineering Services Request For Qualifications (RFQ) Process.

Explanation of Issue: The City has various water, wastewater, streets and storm systems improvement projects, which have been identified by City staff through operations & maintenance needs, master plan documents, equipment assessments, and evaluations over the last few years. These projects are in need of design engineering services and are outlined within the attached summary. Also, plan review and inspection services for private developments, are needed to ensure the "City's interest" are retained as these projects proceed through reviews and construction inspection.

Many of these projects have been delayed, as a result of available funding, and the need for detailed prioritization. Some of these projects are deemed critical by staff towards the City operations (Water treatment plant emergency power back-up & lime handling operations, various pumps & motors, wastewater treatment clarifier headworks & sludge handling equipment, etc.) and are in need of specialized engineering design and construction inspection.

Given the current workload of City staff and the expertise needed in moving these various projects forward, as well as, the need for plan reviews/ field inspections on private developments, staff has made the determination to retain a General Engineering Services contract with a firm whom would be looked upon to provide design and construction services on behalf of the City.

In order to ensure quality services were being provided, staff has been proceeding in using a qualification base selection process, request for qualifications (RFQ), with interviews of the short-listed firms. Areas in which has lead staff to proceed in this process are as follows:

- Ensure quality expertise is being provided for each project
- Minimize City staff time/ City expenses on additional RFP/ RPQs for each project design/ inspection undertaken
- Provide consistency within the services being provided
- Provide quality control through annually outlining projects through the budget process, each fiscal year before the City Commission.
- Provide a "main point of contact" on all engineering designs/ plan reviews/ and inspection services for the various projects are retained.

- Provide “upfront” services in ensuring the “City’s interests” are being retained and provided through designs/ reviews/ inspection services

Over the years the City has used various engineering firms for designs, reviews and inspections. Staff is looking to minimize City costs, avoid conflicts of interests on designs, plan reviews and inspections, as well as, supplement City staff as needed, and yet work towards various operations & maintenance improvements being completed.

A Selection Committee, made up of various department heads, has been used in reviewing the qualifications, through an RFQ, of the various engineering firms. It is the intent of staff to retain the most qualified firm, and enter into a three year contract for General Engineering Services. Much of the capital projects over the next three years will be undertaken at the three treatment plants. A selection criterion has been used, and staff is looking to ensure the above are taken into account in obtaining quality of services; avoidances conflict of interest and to ensure the best interests of the City are being obtained during this process.

The attached RFQ, selection criteria, addendum, interview questions have been used to date on the review process.

After three years of this General Engineering Services contract, it is the intent of staff to again proceed with a similar process, for future operation & maintenance improvements, designs/ plan reviews and inspections services for the City.

City staff is looking to provide a recommendation on March 19th to the City Commission for the best qualified firm to provide general engineering services to the City for the next three years.

Enclosures

**City of Junction City
General Project Summary**

			2013	2014	2015	2016	2017	2018
		Water System Improvements						
		Water Treatment Plant	\$1,620,000	\$760,000	\$640,000	\$80,000	\$230,000	\$200,000
		Well System Improvements	\$230,000	\$520,000	\$120,000	\$218,000	\$220,000	\$220,000
		Water Storage System Improvements	\$200,000	\$100,000	\$400,000	\$100,000		\$200,000
		Water Distribution Improvements	\$200,000	\$100,000	\$300,000	\$1,000,000	\$1,000,000	\$800,000
		SUB-TOTALS	\$2,250,000	\$1,480,000	\$1,460,000	\$1,398,000	\$1,450,000	\$1,420,000
		Waste Water System						
		E WWTP						
		Waterwater Treatment Plant						
		SUB-TOTALS	\$395,000	\$650,000	\$100,000	\$100,000	\$100,000	\$100,000
		SW WWTP						
		Wastewater Treatment Plant						
		SUB-TOTALS	\$250,000	\$150,000	\$80,000	\$40,000	\$50,000	\$90,000
		Sanitary Collection Improvements						
		SUB-TOTALS			\$600,000	\$600,000	\$600,000	\$600,000
		WATER & WASTE WATER TOTALS	\$2,895,000	\$2,280,000	\$1,640,000	\$1,538,000	\$1,600,000	\$1,610,000
		STREET SYSTEM						
		SUB-TOTALS	\$500,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
		STORMWATER SYSTEM						
		SUB-TOTALS	\$60,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
		(Design, Construction, Permits, Inspections)						
		ESTIMATED PROJECT TOTALS	\$3,455,000	\$3,530,000	\$2,890,000	\$2,788,000	\$2,850,000	\$2,860,000



REQUEST FOR QUALIFICATIONS

GENERAL ENGINEERING SERVICES

Bid Deadline: February 13, 2013 – 10:00 a.m.

INTRODUCTION

The City of Junction City, a growing and thriving community of approximately 24,000, is conducting a qualifications based selection process for General Engineering Services. The City is seeking a consulting firm with expertise in the following engineering fields: Civil, Structural, Sanitary & Water Systems, Master Planning, Electrical, and Mechanical. Specifically, the City is seeking a consulting firm for the design of City infrastructure, the review of development plans, and the implementation of many facets of water, wastewater, street, and storm water projects.

A screening committee will select at least three consulting firms who will be requested to present detailed proposals. These proposals will be reviewed, formal interviews conducted, and a final selection made. Negotiations will begin with the top ranked consulting firm concerning fees, charges, and other items necessary to complete a formal agreement. The final contract will be submitted to the City Attorney for review and then submitted to the City Commission for approval.

INSTRUCTIONS TO RESPONDENTS

1. Statements of Interest (SOI) will be received at City of Junction City, City Hall, 700 N. Jefferson Street, Junction City, KS 66441 until 10:00 a.m. on February 13, 2013. All resumes, forms, and accompanying papers shall be placed in a sealed envelope addressed to the attention of Tyler Ficken, City Clerk. Proposals shall include all charges for delivery to 700 N. Jefferson Street, Junction City, KS 66441.
2. Statements must include a completed Qualification Data Form (QDF) and resume. The resume should include; consulting firm name, address, telephone numbers; year established and former firm names; types of services for which it is qualified; names of principals and States in which they are registered; names of key personnel, with years of experience per field and length of time in the organization; number of staff available for assignment; and the list of completed projects on which the firm was principal engineer. These documents will be the primary resources during the initial screening process.
3. Provide other supplementary materials as deemed necessary to assist the review process.
4. Provide bound five (5) copies of all materials being submitted.
5. No person is authorized to make any clarifications, interpretations, or modifications or give any instructions to respondents during the prescreening process.
6. The right is reserved to accept or reject any or all proposals or to award the contract to the next most qualified consulting firm if the successful

- consulting firm does not execute the contract within thirty (30) days after the award of the proposal.
7. The right is further reserved to conduct additional engineering selection processes for large projects and other specialty projects as deemed necessary to ensure the City's best interests are met.

SELECTION CRITERIA

Criteria for the initial screening will include:

- Professional registration by the State of Kansas;
- Duly authorized to conduct business in the State of Kansas;
- Educational background of key consultant personnel;
- Experience record of the consultant team;
- Record of success by the consultant, demonstrated by work previously performed for the City or similar work performed for others;
- Individual within the organization who will have direct charge of the work;
- Whether the consultant has adequate staff or other resources such as sub-consultants to perform the work within the time allowance;
- Pertinent new ideas/ methods which may be presented by the consultant during the course of the selection process;
- Where appropriate, whether the consultant has adequate knowledge of local conditions;
- Demonstrated continuing interest by the consultant in the success, efficiency, and workability of facilities the consultant has designed, both during construction and after they are placed in operation;
- The consultant's record of keeping construction costs within project budgets and design estimates;
- Demonstrated performance in customer service and client satisfaction;
- Whether the consultant has demonstrated timely and effective problem resolution skills;

SCOPE OF SERVICES

The City foresees the need for engineering services for the following projects: (This list is not all inclusive but reflects past needs of the City of Junction City.)

- Master planning for water, wastewater, storm water and streets
- Capital Improvement Projects at the City's water and wastewater treatment plants
- Primary consultant on annual street improvement/maintenance program including State and Federal transportation projects
- Development and amendments of City Engineering Design Standards, plan review during preliminary and final plat processes
- Advocate for City in establishing minimum construction standards, impact fees, and other issues as deemed appropriate
- Miscellaneous project review as submitted by individual developers

The General Project Summary is a listing of anticipated work for the next 5 years)

Selection Evaluation

The evaluation of selecting firms on qualifications phase of the selection process, whereby proposals and interviews will be addressed, will be based on the screening committee's evaluation of each firm, on the following areas as outlined within the Selection Criteria and summarized below:

Capability to perform all aspects of the Scope of Work	30 %
Areas of expertise, staffing, knowledge of the area, efficiency, and workability of facilities the consultant has designed, both during construction and after they are placed in operation.	
Key Consultant Personnel	20 %
Educational & experience backgrounds of "Key Staff", Individual whom would be "Main Point of Contact" who will have direct charge of the work; and experience record of the consultant team members	
Consultant Firm (and/ or Supplemental Firms)	25 %
Adequate staff or/ other resources such as sub-consultants to perform the work outlined Professional registrations of staff within the State of Kansas; Duly authorized to conduct business in the State of Kansas Understanding of State, Federal infrastructure programs	
Quality of Projects/ Similar Type Projects	25 %
Areas of expertise Demonstrated performance in customer service and client satisfaction. Levels of expertise Pertinent new ideas/ methods Understanding of State, Federal infrastructure programs	

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City of Junction City
General Engineering Services
SELECTION COMMITTEE
INTERVIEW QUESTIONS

1. Our City has undergone major financial setbacks over the last several years, and the "Public Trust" has been in the forefront of the mind's of our elected officials and the City's staff in general, on various projects? What does your firm bring to the table which will make you stand out from all other firms in dealing with this issue?
2. The City has Master Plans for both water and wastewater. What experience does your firm have in development of such plans and/or amendments of such plans? What experience does your firm have in the development and implementation of a City Capital Improvement Plan (CIP) including ways to finance such a plan?
3. Our continued growth will have an effect both positive and negative on the City of Junction City. What experience do you have in working on and planning for the growth of a city?
4. What experience does your firm have in assisting with, obtaining and administering grant dollars such as state revolving funds, transportation enhancement funds, KLINK funds, and/or other infrastructure funding programs?

What level of success does your firm have with grant applications on behalf of cities?

Provide a summary of what grants your firm has been involved in.

5. Junction City considers itself a proactive community regarding new technologies.

What is your firm's approach to new technologies and name a few in which you have successfully implemented within various infrastructure (water, sewer, streets) improvements?

6. Accurate cost projections are often critical in deciding to proceed with a project or even budget for a project in Junction City. How does your firm determine project costs and how accurate have they been?
7. What experience does your firm have in working within an environment where the water/wastewater plant operations are handled by a private contractor? What methods would one use/recommend in controlling costs and ensuring operations are being handled in the City's best interest?
8. Junction City has had a history of foregoing quality control to keep project costs to a minimum. Unfortunately, several projects have been detrimentally affected as a result. How does your firm propose to provide quality control without breaking the project budgets?

9. Describe your firm's experiences with innovative bio-solids and nutrient reduction programs.
10. Describe your firm's experiences in the power distribution, SCADA and motor control systems of treatment facilities.
11. Describe your firm's experiences in Industrial Wastewater Pre-Treatment.
12. Describe your firm's experience in Kansas Water Rights, well systems, and drought response plans and programs.
13. What makes your firm stand over and above the rest in this selection process? In other words why should we select your firm as our primary consultant?
14. I assume that each engineering firm has a standard manner of processing plans. It seems more reasonable to me to try to find a good fit between the City and the engineering firm rather than expect your firm to remember that Junction City items are treated differently.

Please describe your standard procedure from the point that a City receives a site plan/subdivision submission from a developer to the point that the City reports a formal response to the applicant, Planning Commission and City Commission.

15. What have you done or can you do to streamline the plan review process and yet still ensure the City maintains a high level of quality and control?
16. What is your position on Master Plan improvements which would be needed as part of a site plan or subdivision improvement project?
17. What is your approach to plan review fees?
18. What accounting procedures do you have in place to assist in passing on plan review costs to the applicant?
19. How do you respond to resistance from developers over the amount of review time or cost attributed to their submission?
20. The City undertakes a number of projects that seem small and rather straight forward, but can result in disagreements over construction quality, standards, etc. once the work is completed and we are past the point of no return. As the City's consulting engineer, how would you propose we approach design, specs, & bidding for small projects such as the annual street maintenance program, parking lot paving, etc.

Backup material for agenda item:

- f. Consideration and Award of Bid (Partial) and Rejection of Bids for Water Meters.

City of Junction City

City Commission

Agenda Memo

March 5, 2013

From: Gregory S. McCaffery, Municipal Services Director
To: Gerry Vernon, City Manager and City Commission
Subject: **Award of Bid (Partial) and Rejection of Bid – Water Meters**

Objective: The consideration and approval of the award of bid (partial) to Salina Supply for large meters (2" to 6") and rejection of bids (partial) for small meters.

Explanation of Issue: The City has budgeted funding for replacement meters within 2012 and 2013 Water Fund Budget with the intent to start working towards a meter change out program.

The City has approximately 8,600 residential meters, or small meters, (5/8" size) and 60 commercial/ industrial meters, or large meters, (1-1/2" to 6" size) within the system.

City staff has reviewed the existing installation concerns (5/8" meters), the current change out operations and accuracy of the major meter needs, within the overall system. Of major concern were the residential meters construction type and the accuracy of the large meters within the system, many of which have been in operation for 10 plus years.

A bid specification was developed and bids were obtained, using the \$20,000 2012 budget allocation, through advertisement within The Daily Union, and direct solicitation of the six (6) major meter suppliers. After review of bids received, City staff recommends the following:

- Award of bid for the purchase of new compound meters to Salina Supply (Badger Meter), in an amount not to exceed \$105,398.73, as these meters met the minimum bid specifications and offer the accuracy desired by the City.
- Reject the bids for the new residential meters (5/8" size).
- Re-advertise for an overall meter change out program, to include residential meters (8,600) phased over a multiple year program.
- Obtain bids for a new remote Automatic Meter Read (AMR) system for all meters.

Attached to this report are the bid tabulation and specification summaries for the residential and commercial/ industrial size meters. Also, a copy of the bid specifications for these meters is provided. In reviewing the bid tabulation and the specification summary, for large meters, the Badger compound meters, supplied by Salina Supply, were deemed to be the most qualified bid by City staff.

Should the City Commission approve the award of bid of the large meters, it is anticipated these would be changed out over the next several months by Public Works staff. Also, it is anticipated that a bid document would be available for bid for the overall multi-year meter change out program and AMR system in the next 60 days, with the program to be implemented over the next 4 years.

Budget Impact: Funding for these large meters are budgeted within the 2013 Water Fund.

Alternatives: The City Commission may approve, modify, table or deny the bid/ contract request

Recommendation: Staff recommends approval of the award of bid for the large meters in an amount not to exceed in the amount of \$105,398.73 to Salina Supply, Salina, KS. Also, staff recommends the rejection of bids for the residential meters, and direct staff to re-advertise for a multi-year meter change out program and an Automatic Meter Read (AMR) system.

Suggested Motion: Move to approve the award of bid with to Salina Supply, Salina, KS, in an amount not to exceed \$105,398.73, for large meters, as presented. Further, recommend the rejection of bids for the residential meters, as outlined and direct staff to re-advertise for a multi-year meter change out program and an Automatic Meter Read (AMR) system.

Enclosures: Water Meter - Bid Tabulation
Water Meter - Specification Summary
Water Meter Bid Specifications

City of Junction City
Department of Public Works
Water Meters

Item Number	Description	Quantity	Estimate (City)		Salina Supply Co. (Badger Meters)		Zenner Performance Meters	
			Unit	Total	Unit	Total	Unit	Total
1	5/8" Water Meters	200	\$ 125.00	\$ 25,000.00	\$ 95.60	\$ 19,120.00	\$ 74.96	\$ 14,992.00
2	Rubber Gaskets (1/8" thickness) for 5/8" Water Meter	400	\$ 0.30	\$ 120.00	\$ 0.14	\$ 56.00	\$ 0.06	\$ 24.00
3	1" Water Meters	100	\$ 200.00	\$ 20,000.00	\$ 178.15	\$ 17,815.00	\$ 130.88	\$ 13,088.00
4	Rubber Gaskets (1/8" thickness) for 1" Water Meter	200	\$ 0.30	\$ 60.00	\$ 0.20	\$ 40.00	\$ 0.08	\$ 16.00

SUBTOTAL

\$ 45,180.00

\$ 37,031.00

\$ 28,120.00

5	2" Water Meters w/ Elliptical Flanged Ends and Test Port	20	\$ 1,500.00	\$ 30,000.00	\$ 1,631.55	\$ 32,631.00	\$ 339.27	\$ 6,785.40
6	2" Bronze Water Strainer	20	\$ 300.00	\$ 6,000.00	\$ 306.00	\$ 6,120.00	\$ 228.57	\$ 4,571.40
7	2" Water Meter Accessory Pack (2 - Gaskets, 4 - Bolts and 4 - Nuts)	40	\$ 10.00	\$ 400.00	\$ 16.40	\$ 656.00	\$ 8.00	\$ 320.00
8	4" Water Meter with Flange Ends (150 psi)	15	\$ 3,500.00	\$ 52,500.00	\$ 3,057.76	\$ 45,866.40	\$ 2,513.00	\$ 37,695.00
9	4" Bronze Water Strainer	15	\$ 600.00	\$ 9,000.00	\$ 612.00	\$ 9,180.00	\$ 571.42	\$ 8,571.30
10	4" Water Meter Flange Pack (8 - Bolts, 8 - Nuts, 1 - 1/8" Gasket (Full face or drop-in))	45	\$ 15.00	\$ 675.00	\$ 9.05	\$ 407.25	\$ 18.00	\$ 810.00
11	6" Water Meter with Flange Ends (150 psi)	2	\$ 5,000.00	\$ 10,000.00	\$ 4,388.90	\$ 8,777.80	\$ 4,156.00	\$ 8,312.00
12	6" Bronze Water Strainer	2	\$ 900.00	119 800.00	\$ 841.50	\$ 1,683.00	\$ 857.14	\$ 25/20,714.28

Bid Tabulation

City of Junction City
Department of Public Works
Water Meters

13	6" Water Meter Flange Pack (8 - Bolts, 8 - Nuts, 1 - 1/8" Gasket (Full face or drop-in))	6	\$ 18.00	\$ 108.00	\$ 12.88	\$ 77.28	\$ 20.00	\$ 120.00
			\$ 80,483.00		\$ 105,398.73		\$ 62,113.98	
SUMMARY			\$ 125,663.00		\$ 142,429.73		\$ 90,233.98	

*Final Bid Total Adjusted

Light Shaded Bids Do Not Meet Bid Specifications

Bid Tabulation

City of Junction City
Department of Public Works
Water Meters

HD Supply Water Works (Sensus Meters)		Neptune Tech Group, Inc. (Neptune Meters)		*Winnelson Co. (Mueller Systems - Hersey)	
Unit	Total	Unit	Total	Unit	Total
\$ 111.45	\$ 22,290.00	\$ 70.00	\$ 14,000.00	\$ 89.51	\$ 17,902.00
\$ 0.08	\$ 32.00	Included		\$ 0.29	\$ 116.00
\$ 171.65	\$ 17,165.00	\$ 150.00	\$ 15,000.00	\$ 180.20	\$ 18,020.00
\$ 0.10	\$ 20.00	Included		\$ 0.32	\$ 64.00

\$ 39,507.00

\$ 29,000.00

\$ 36,102.00

\$ 1,010.00	\$ 20,200.00	\$ 970.00	\$ 19,400.00	\$ 512.67	\$ 10,253.40
No Bid/ Built In Unit		\$ 250.00	\$ 5,000.00	No Bid/ Built In Unit	
\$ 4.95	\$ 198.00	Included		\$ 4.98	\$ 199.20
\$ 2,222.00	\$ 33,330.00	\$ 1,600.00	\$ 24,000.00	\$ 1,356.00	\$ 20,340.00
No Bid/ Built In Unit		\$ 560.00	\$ 8,400.00	No Bid/ Built In Unit	
\$ 4.95	\$ 222.75	Included		\$ 9.05	\$ 407.25
\$ 3,838.00	\$ 7,676.00	\$ 2,800.00	\$ 5,600.00	\$ 2,563.33	\$ 5,126.66
No Bid/ Built In Unit		\$ 870.00	\$ 1,740.00	No Bid/ Built In Unit	121

Bid Tabulation

City of Junction City
Department of Public Works

\$ 7.95	\$ 47.70	Included		\$ 14.05	\$ 84.30
\$ 41,474.45		\$ 44,740.00		\$ 26,157.41	
\$ 80,981.45		\$ 73,740.00		\$ 62,259.41	

City of Junction City
Department of Public Works
Water Meters

Bid: Water Meters

Compound Meter

Item Number	Description		Salina Supply Co. (Badger Meters)	Zenner Performance Meters	Neptune Tech Group, Inc. (Neptune Meters)	HD Supply Water Works (Sensus Meters)
	Meter Brand		Recordall, Compound Series Meter	Bronze Compound	TRU/ FLO Compound	OMNI
Compound Type			YES	YES	YES	NO - Floating Ball Tech
Main Case	Body main case shall be of bronze composition		Cast Bronze Lead- Free	Cast Bronze Lead- Free	Copper Alloy Lead- Free	Ductile Iron
	8" Larger Cast Iron		YES	Bronze		YES
	Std 61		YES	YES		
Automatic Valves	Spring Loaded		YES		YES	
	Valve Cages Copper/ stainless steel screws, etc.		Stainless			
	Removal Valves		YES			
Measuring Chambers	(a suitable engineering polymer) (bronze)		Thermoplastic			
	Tamper resistant		TORX Tamper Seal Screw			
Strainers	Bronze case		YES			
	Removable, straining area at least double that of the meter main case.		YES	YES		
Register Housings:	Register housings shall be constructed of (a suitable engineering polymer) (bronze)		Thermoplastic		Bronze	
	Tamper resistant		TORX Tamper Seal Screw			2/25/2013

City of Junction City
Department of Public Works
Water Meters

<u>Registration Accuracy:</u>	Normal Flow Range (gpm)	2"	0.5 to 200	2 to 200	0.5 to 200	0.5 to 200
	Low Flow		0.25	0.25	0.125	0.25
	Maximum Continuous Flow		170	200		160
	Normal Flow Range (gpm)	4"	0.75 to 1000	6 to 500	1 to 1000	4 to 2700
	Low Flow		0.375	0.75	0.5	0.75
	Maximum Continuous Flow		800	1000		800
	Normal Flow Range (gpm)	6"	0.75 to 2000	10 to 1000	1.5 to 2000	3 to 2000
	Low Flow		0.375	1.5	0.75	1.5
	Maximum Continuous Flow		1500	2000		1600

Warranties

City of Junction City
Department of Public Works
Water Meters

Winnelson Co. (Mueller Systems - Hersey)
Vertical Turbine
NO
Bronze

City of Junction City
Department of Public Works
Water Meters

3 to 160
2
115
5 to 650
3.5
450
15 to 1300
5
910

ADVERTISEMENT FOR BIDS
Water Meters
City of Junction City, Kansas

The City of Junction City, Kansas will receive bids, from qualify suppliers, through the City Clerk, by 10:00 a.m. (Local Time) December 4, 2012 at City Hall, 700 N. Jefferson St, Junction City, KS 66441. The Request for Bids is for the supply and delivery of water meters as outlined within the contract documents, dated November 19, 2012 and any addenda thereto. Bids shall be directed to the City Clerk, securely sealed and endorsed upon the outside "Water Meters Bid". The City reserves the right to reject any or all bids, and to waive any informalities in the bidding. Bid packages are available at the office of the City Clerk or the City website at www.junctioncity-ks.gov. Questions regarding the bids should be directed to Greg McCaffery, P.E., Municipal Services Director at (785) 238-3103 or via email at greg.mccaffery@jcks.com.

CITY OF JUNCTION CITY JUNCTION CITY, KANSAS

REQUEST FOR BID (RFB)

WATER METERS

OVERVIEW

The City of Junction City (City) is soliciting bids for the supply and delivery of various size water meters, to be use within the City water distribution system.

The bid package shall be submitted in a sealed envelope labeled "Water Meters Bid" in the center and the name of the company submitting the bid clearly identified in the upper left hand corner on or before **10:00 A.M. local time, December 4, 2012**. The bid package shall be delivered to the Junction City Hall, City Clerk's Office, located at 700 N. Jefferson, Junction City, Kansas 66441, at which time all bids will be publicly opened and read aloud.

Questions concerning this solicitation shall be directed to Gregory S. McCaffery, P.E., Municipal Services Director, (785)-238-3103 or email greg.mccaffery@jcks.com.

For specific instructions on information to include in the bid, refer to the section entitled *Instruction to Bidders*. Evaluation of the Bids and ultimate selection is identified in the section entitled *Selection of Bid* below. The bid forms and specifications may be picked up at the City Clerk's Office between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. All bids shall remain open for thirty (30) days after the day of Bid Opening, but Owner may in their sole discretion, release any Bid.

PROJECT DESCRIPTION

The purpose of the project is to provide water meters of various types and sizes as outlined within the bid specifications, which are apart of the overall water distribution system owned and operated by the City. A summary of the various types and size of meters are included as part of the bid proposal under **Bid Form**.

SCOPE OF WORK

To supply and deliver water meters used in the City of Junction City Water Distribution System. FOB delivered to the City of Junction City, Department of Public Works, 2324 N. Jackson Street, Junction City, KS 66441. No added freight or handling charges will be allowed. Delivery shall be made within 30 working days of the order date. Each item will be considered on a separate item basis."All-or-None" proposals will not be accepted.

LOCAL VENDER PREFERENCE

The City has in place through our Fiscal Policy, a Local Vendor Preference clause which provides for a 3% differential on bids received from local businesses (See Appendix A). This preference will be acknowledged as part of the bid tabulations.

KANSAS SALES TAX EXEMPTION

This contract/ project shall be governed by the State of Kansas sales tax for provisions for items of work. Prior to order items of work the successful contractor shall ensure a certificate for this has been issued. This certificate shall be provided by the City.

INSTRUCTIONS TO BIDDERS

It is the intent of this proposal to establish agreements to supply and deliver water meters used in the City of Junction City Water Distribution System. Any quantity specified is an estimate only, and it is to be understood that the City of Junction City will purchase just the quantities necessary, at various times, to perform the intended operations. Said purchased quantities may be equal to, less than, or greater than the estimates. Prices are not to be based on minimum truck loads. The City of Junction City reserves the right to negotiate an extension of the contract beyond the expiration date.

1. Preparation of Bid Proposal

a) The bidder shall submit their proposal on the forms furnished by the City (*See Bid Form*). The bidder shall specify a unit price for each pay item. All words and figures shall be in ink or typed. If a unit price or lump sum bid already entered by the bidder on the proposal form is to be altered it should be crossed out with ink, the new unit price or lump sum bid entered above or below it, and initialed by the bidder, also with ink.

b) The bidder's proposal must be signed with ink by the individual, by one or more members of the partnership, by one or more members or officers of each firm representing a joint venture; by one or more officers of a corporation, or by an agent of the contractor legally qualified and acceptable to the owner. If the proposal is made by an individual, his name and post office address must be shown, by a partnership the name and post office address of each partnership member must be shown; as a joint venture, the name and post office address of each must be shown; by a corporation, the name of the corporation and its business address must be shown, together with the name of the state in which it is incorporated, and the names, titles, and business addresses of the President, Secretary and Treasurer.

2. Irregular Proposals

Bid proposals will be considered irregular and may be rejected for any of the following reasons:

- a) If the proposal is on a form other than that furnished by the Owner or if the form is altered.
- b) If there are unauthorized additions, conditional or alternated bids, or irregularities of any kind which may tend to make the proposal incomplete, indefinite or ambiguous as to its meaning.
- c) If the bidder adds any provisions reserving the right to accept or reject an award, or to enter into a contract pursuant to an award.
- d) If the proposal does not contain a unit price for each pay item listed, except in the case of authorized altar pay items.

3. Delivery of Bid Proposals

When sent by mail, the sealed proposal shall be addressed to the owner at the address and in the care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the invitation for bids. Proposals received after the time for opening of the bids will be returned to the bidder, unopened. Faxed bid proposals are NOT acceptable.

4. Withdrawal of Bid Proposals

A bidder will be permitted to withdraw his proposal unopened after it has been deposited if such request is received in writing prior to the time specified for opening the proposal.

5. Public Opening of Bid Proposals

Proposals will be opened and read publicly at the time and place indicated in the invitation for bids. Bidders, their authorized agents, and other interested parties are invited to be present.

6. Disqualification of Bidders

Any of the following reasons may be considered as being sufficient for the disqualification of a bidder and the rejection of his proposal or proposals:

- a) More than one proposal for the same work from an individual, firm, or corporation under the same or different name.
- b) Evidence of collusion among bidders.
- c) Failure to submit all required information requested in the bid specifications.
- d) Default under previous contracts.

AWARD

1. Consideration of Proposals

After the proposals are opened and read, they will be compared on the basis of the evaluation criteria. Bid results will be available to the public.

2. Award

Within 30 calendar days after the opening of proposals, award or multiple awards will be made to the lowest responsible and qualified bidder(s) whose proposal complies with all the requirements prescribed. The successful bidder(s) will be notified, by the form mailed to the address on the proposal, that the bid has been accepted and that he/ she has been awarded the bid.

3. Cancellation of Award

The City reserves the right to cancel the award at any time before notification to the successful bidder without any liability against the City. The City of Junction City reserves the right to reject any or all bids, to waive technical or legal deficiencies, and to accept any bid that it may deem to be in the best interest of the City.

BID EVALUATION

In addition to the unit prices for individual items, additional factors may be considered as an integral part of the bid evaluation process, including, but not limited to:

- a) The bidder's ability to perform within the specified time limits.
- b) The bidder's experience, reputation, efficiency, judgment, and integrity.
- c) The quality, availability and adaptability of the supplies and materials sold
- d) Bidder's past performance
- e) Sufficiency of bidder's financial resources to fulfill the contract
- f) Bidder's ability to provide future maintenance and/or services
- g) Other applicable factors as the City determines necessary or appropriate (such as compatibility with existing equipment).

**CITY OF JUNCTION CITY
JUNCTION CITY, KANSAS
REQUEST FOR BID (RFB)
WATER METERS
BID SPECIFICATIONS**

Oscillating Piston or Nutating Disc Type Meters (5/8", 1", 1-1/2" and 2")

General Description: Meters furnished under these specifications shall be the product of a manufacturer with at least ten (10) years experience in meter manufacturing for the American Market. Meters shall be new, first line quality, positive displacement type for cold water service. Meters must be of the oscillating piston or nutating disc type. Multi-jet meters are not acceptable under this specification.

All meters shall comply with AWWA test specifications.

All meters less than two inches shall meet or exceed AWWA standard C-700 operating requirements and accuracies.

Main Case: The body main case shall be of high quality copper alloy with raised markings to indicate the direction of flow and size. All cases shall have a minimum wall thickness of 1/8th of an inch. All 5/8" - 1" meter main cases shall include a bottom plate made of (bronze, cast iron, plastic) and held in place with stainless steel bolts with integral washer heads. All bottom plates shall be isolated from the potable water by a full rubber liner. All 1-1/2" - 2" meter main cases shall include a top plate made of bronze only. All main cases shall be lead free bronze or stainless steel and comply with the ANSI/ NSF Standard 61.

Cases must be capable of withstanding working pressures of one hundred fifty (150) psi. Thread protectors shall be supplied for the connection ends.

Meter serial numbers shall be consecutive on all 5/8" meters that are requested per order.

Measuring Chambers: Measuring chambers shall be of the two piece design and be made of a copper alloy containing not less than 85% copper or a suitable engineering polymer. The chamber shall be separate from the outer casing and so secured in the main case that the accuracy of the meter will not be affected by any distortion of the case. All wear prone surfaces shall be reinforced with a nylon material.

All measuring chamber assemblies shall operate smoothly and be capable of sustaining long-term accuracy. All motion from the piston or disc shall be transferred to the register via magnetic drive.

Pistons and Discs: Pistons and discs shall be made of vulcanized hard rubber or a suitable engineering polymer with a specific gravity approximately equal to that of water. Piston oscillations or disc nutations must not exceed the AWWA Standards for the size of meter being bid.

Register Housings: Register housings shall be constructed of (a suitable engineering polymer) (bronze) and provide full protection of the register assembly. Register assemblies shall be secured to the main case in a tamper resistant fashion to prohibit unauthorized removal. Seal screws, tamperproof screws, or locking devices are acceptable.

Registration Accuracy: All meters shall meet the following minimum flow requirements:

Size	Low Flow GPM @95%	Normal Flow GPM 98.5%-101.5%	Continuous Flow GPM
5/8"	1/8	1/4-20	10
1"	3/4	3-50	25

Strainers: All meters shall be provided with a strainer screen installed in the meter. Strainer screens shall be rigid, fit snugly, be easy to remove and have an effective straining area at least two times that of the main case inlet.

Warranties: All meters shall carry the following published warranties:

Meters shall be guaranteed to be free from materials and workmanship and to meet AWWA New Meter Accuracy Standards for a period of five years from the date of purchase. At the expiration of this period, meters shall be guaranteed to meet AWWA Repaired Meter Accuracy Standards for the following time periods:

5/8" - 1"	5 - 15 years from the date of shipment
1 1/2" - 2"	5 - 10 years from the date of shipment

Delivery: Delivery shall be made FOB to City of Junction City, Department of Public Works, 2324 N. Jackson Street, Junction City, KS 66441. No added freight or handling charges will be allowed.

**CITY OF JUNCTION CITY
JUNCTION CITY, KANSAS
REQUEST FOR BID (RFB)
WATER METERS
BID SPECIFICATIONS**

Compound Type Meters 2" through 8"

General Description: Meters combining turbine and displacement meters furnished under these specifications shall conform to AWWA C702 latest revision and the minimum specifications herein. Meters shall combine a main line meter of the Class II turbine type for measuring high rates of flow with a bypass meter of the positive displacement type for measuring low rates of flow. Meters shall have an automatic valve mechanism which diverts low rates of flow through the bypass meter. They shall be designed for use with potable water below 120 degrees F.

A test port shall be provided on all 2-8 inch meters.

Operating Characteristics and Dimensions: Meter sizes, capacities and pressure losses shall conform to the AWWA Standard. The main case lengths shall not exceed those reflected in the AWWA Standard.

Registration Accuracy: All meters shall meet the following flow requirements:

Size	Low Flow GPM @95%	Normal Flow GPM 98.5%-101.5%	Maximum Continuous Flow GPM
2"	1/4	1/4-200	100
3"	1/4	1/4-450	325
4"	3/8	3/8-1000	575
6"	3/4	3/8-1500	1560
8"	1-1/4	2-1/2-4500	1875

Minimum accuracy through changeover shall be no less than 90% of actual.

Main Cases: The body main case shall be of bronze composition on 2" through 6" models and epoxy coated cast iron on 8" models and be capable of withstanding pressure of one hundred and fifty (150) psi. Outer cases shall permit separate removal of measuring chambers. Meters shall be designed for easy removal of all interior parts without disturbing the connections to the pipeline. All main cases shall be lead free bronze or stainless steel and comply with the ANSI/ NSF Standard 61.

Automatic Valves: Automatic valves shall be as specified in Section 2.10 of the AWWA Standard. Spring loaded valves shall be a Poppet-type suitable for such purpose. Spring tension shall offer sufficient resistance to the incoming water to divert all small rates of flow through the bypass meter until such time as the pressure loss is great enough to ensure efficient operation of the main measuring section. Spring loaded valves shall have

components made of the following or approved equal: Valve cages shall be of copper alloy, springs and screws of stainless steel, and spindles and cones of suitable engineering polymer. Spring loaded valves shall be self flushing and fast opening and closing. They shall be easily detached and removed from the case. Valve assemblies utilizing gates are acceptable if the manufacturer can assure an accuracy level of at least 90% at changeover.

Register Housings: The register housing shall be constructed of (a suitable engineering polymer) (bronze) and provide full protection of the register assembly. Register assemblies shall be secured to the main case in a tamper resistant fashion to prohibit unauthorized removal. Seal screws, tamperproof screws, or locking devices are acceptable.

Measuring Unit Assemblies: Measuring chambers and cages shall be bronze or suitable engineering polymer. They shall be easily detached and removed from the case. Rotor spindles shall be of tungsten carbide steel supported by PTFE or graphite radial bearings. Replaceable thrust bearings shall be provided. The main line and bypass chambers shall be interchangeable in all meters of the same size and model. Intermediate gear trains shall be made of non corrosive materials or synthetic polymer. The bypass chamber assemblies shall be positive displacement type and shall not be cast as part of the outer case.

Strainers: Meters shall be provided with separate external bronze case strainers of the stainless steel plate type on 2"- 6" sizes and cast iron with epoxy coated on 8" sizes. They shall be rigid, easily removable, and have an effective straining area at least double that of the meter main case. Strainer connections shall conform to the main case and shall be accompanied by gaskets, bolts and nuts.

Laying Length: The laying length of the meter and/ or strainer assembly shall be a minimum as follows:

Meter Size	Meter	Strainer
2"	15"	7"
3"	17"	7"
4"	20"	9"
6"	24"	9"
8"	40"	14"

Warranties: All meters shall carry the following published warranties:

Meters shall be guaranteed to be free from defects in materials and workmanship and to meet AWWA New Meter Accuracy Standards for five (5) years from date of purchase.

Delivery: Delivery shall be made FOB to City of Junction City, Department of Public Works, 2324 N. Jackson Street, Junction City, KS 66441. No added freight or handling charges will be allowed.

**CITY OF JUNCTION CITY
JUNCTION CITY, KANSAS
REQUEST FOR BID (RFB)
WATER METERS
BID SPECIFICATIONS**

**Absolute Encoder Type Registers for Positive Displacement and
Compound Meters**

General Description: Registers furnished under these specifications shall be the product of a manufacturer with at least ten (10) years experience in the absolute encoder-based remote metering systems. The registers shall have the capability of providing encoded meter information as described in the enclosed specification. Specifications for the required cold water meters can be found in separate specifications.

Registers: Registers shall be of the absolute encoder type and permanently sealed in a vacuum purged or dry nitrogen gas filled copper or stainless steel can and an electronic reading value of 100 Cubic Feet. Systems utilizing generator pulses or low voltage conversions are not acceptable under this standard. Similar size, type and registration of registers shall be interchangeable. Registers shall be equipped with low flow indicators and face plates must be stamped with date of manufacture and serial identity number. Registers shall be equipped with a pit touchpad and cable of being read by Sensus Touch Read equipment. An alternate for this equipment would be for the supplier (bidder) to provide within the overall unit bids the costs of one (1) read unit, with the option for a second read unit, spread out through the costs of the meters being purchased.

Upon inquiry from a remote location, the absolute encoder register shall disclose the exact position of the four or six most prominent number rollers as well as the electronic identity number of the register without the use of internal power. All power necessary for data transmission shall be supplied from the interrogation device.

All registers shall be easily upgraded to Automatic Meter Reading (AMR) which includes, Telephone, Radio, Cable, etc. with the substitution of the remote receptacle with a Meter Interface Unit (MIU).

Data transmission shall be instantaneous and supplied in an ASCII format without conversion or modification. The register must operate reliably down to at least 3.0 volts.

Color coded wire terminals (red, green and black) shall be provided, however, only the red and black terminals will be utilized for a two wire connection to the interface ScanPad. The green terminal shall only be utilized to convert to AMR via the use of a Meter Interface Unit. A suitable wire terminal cover shall be provided and be factory potted when ordered for underground pit installations.

All registers must be removable without disassembly of meter or depressurizing the service line. Register must be free of openings to protect the internal electronics of the register.

Warranties: All encoded registers shall be free from defects in materials and workmanship for a period of eighteen (18) months from the date of shipment, or twelve (12) months after installation, whichever occurs first.

Delivery: Delivery shall be made FOB to City of Junction City, Department of Public Works, 2324 N. Jackson Street, Junction City, KS 66441. No added freight or handling charges will be allowed.

**CITY OF JUNCTION CITY
JUNCTION CITY, KANSAS**

BID FORM

**TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY,
KANSAS.**

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the materials, labor, equipment, supplies, supervision, transportation, and other accessory items of work necessary for the water meters, in accordance with the terms of this contract contained herein as outlined:

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST	BRAND NAME/ MANUFACTURER
1	5/8" - Water Meters	200	_____	_____
2	Rubber Gaskets (1/8" thickness) for 5/8" Meter	400	_____	_____
3	1" - Water Meters	100	_____	_____
4	Rubber Gaskets (1/8" thickness) for 1" Meter	200	_____	_____
5	2" - Water Meters with Elliptical Flanged Ends and Test Port	20	_____	_____
6	2" - Bronze Water Meter Strainer	20	_____	_____

Bid Form Continued

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST	BRAND NAME/ MANUFACTURER
7	2" - Water Meter Accessory Pack (2 - Gaskets, 4 - Bolts and 4 - Nuts)	40	_____	_____
8	4" - Water Meter with Flange Ends (150 psi)	15	_____	_____
9	4" - Bronze Water Meter Strainer	15	_____	_____
10	4" - Water Meter Flange Pack (8 - Bolts, 8 - Nuts, 1 - 1/8" -Gasket (Full face or drop-in))	45	_____	_____
11	6" - Water Meters with Flange Ends (150 psi)	2	_____	_____
12	6" - Bronze Water Meter Strainer	2	_____	_____
13	6" - Water Meter Flange Pack (8 - Bolts, 8 - Nuts, 1 - 1/8" -Gasket (Full face or drop-in))	6	_____	_____

Total Bid

--	--

Dollars

Cents

The Undersigned acknowledges receipt of the following addenda:

No. _____ Dated _____

No. _____ Dated _____

Signed this _____ day of _____, 2012.

Signature

Date _____

Name of Officer _____

Company Name _____

Address _____

Phone Number(s) _____

SELECTION and CONTRACT SCHEDULE

The City's bid/ contract award schedule for bid selection, subject to change, is as follows:

Advertise for Bids	November 17, 2012
Deadline for Submittal of Bids	December 4, 2012
Selection of Supplier (City Commission Award)	December 18, 2012
Notify Selected Firm	December 19, 2012
Execution of Agreement	December 28, 2012

TERMS AND CONDITIONS

The City of Junction City reserves the right to reject any and all Bids and to award or not award a contract for contract services. This solicitation for Bids does not obligate the City of Junction City to pay any costs incurred by respondents in the preparation and submission of a Bid. This solicitation does not obligate the City of Junction City to accept or contract for any expressed or implied services.

APPENDIX A

The formal bid process may be waived by the City Manager at the request of the Department Head if deemed in the best interest of the city.

3.13 Rejection of Bids

All bids may be rejected when one or more of the following occur:

- All bids exceed the budgeted amount;
- There are no responsible bidders;
- There are no responsive bidders;
- The project is abandoned; or
- The specifications, scope and/or terms and conditions need to be revised.

3.14 Protested Solicitations of Awards

A. Protest: Any actual or prospective bidder, contractor or vendor who is aggrieved in connection with the solicitation or award of a contract and purchase order may protest to the City Manager as set out in this Section. The protest shall be submitted in writing to the City Manager or his/her designated representative, within seven (7) working days after the aggrieved person knows or should have known of the facts giving rise thereto.

B. Authority: The City Manager as set out in the previous subsection shall have the authority to settle and resolve a protest of an aggrieved bidder, contractor or vendor, actual or prospective, concerning a solicitation or award of a contract. A written decision regarding the protest shall be rendered within thirty working days after the protest is filed. This authority shall be exercised in accordance with the City procurement rules and regulations set forth herein. After thirty days no decision is made, the written protest shall be forward to the City Attorney's office for resolution.

3.15 Local Vendor Preference

In the case that a local vendor, defined as a business located within the City limits of the Junction City, submits a written quotation or bid solicited for the purchase of goods or services, that vendor may receive a local vendor preference, and be awarded the contract in question, when all of the following criteria are met:

1. The goods or services quoted or bid by the local vendor meets or exceeds the specifications of the procurement;
2. The goods or services quoted or bid by the local vendor meets or exceed the quality and quantity of the product or service provided by the actual low bidder;
3. The actual quote or bid of the local vendor is within three percent (3%) of the actual low bid, and the local vendor agrees to modify his/her bid to match the actual low bid or quote; and
4. The local vendor meets the criteria specified in Section 3.09 to qualify as a responsible vendor.

No part of this Section shall be understood or interpreted to require the City to provide this preference, or to alter the right of the City to reject any and all bids.

3.16 Sole Source Purchase Determination

A. Sole source purchasing is when a written determination has been made by a Department Head and approved by the City Manager or City Commission, that there is only one source

Backup material for agenda item:

- g. The consideration and approval of two new street lights along the 1400 Block of Pearl Drive

City of Junction City City Commission Agenda Memo

March 5, 2013

From: Gregory S. McCaffery, Municipal Services Director
To: Gerry Vernon, City Manager and City Commissioners
Subject: **Consideration for the Installation of Street Lighting on Pearl Drive (1400 Block of Pearl Drive, west of Valley View Drive)**

Objective: Consideration and approval of the installation of street lighting on 1400 Block of Pearl Drive, west of Valley View Drive

Explanation of Issue: The City has received a request to have street lighting installed within the 1400 Block of Pearl Drive, west of Valley View Drive.

City staff has investigated this request, and developed a layout (see attached), consistent with other street lights within the area. It should be noted that when reviewing the overall area, there is street lighting at most intersections, curves and dead-end streets, thus a mid-block street light could be provided.

Currently when newer developments are developed within the City, the costs of street lighting are borne by the developer/ property owners. This area of Pearl Drive, a dead-end street, is within an older section of the City, and was not provided with street lighting.

For vehicular traveling safety, it has been the policy of the City of Junction City to place street lights at intersections, on curves and at the end of cul-de-sacs or dead end streets.

Additionally, street lighting is budgeted within the Street Fund, and the current 2013 budget is underestimated by about \$70,000, which is a result of City staff working with D,S & O and Weststar in correcting various light outages through the City (ex. Hunter Ridge, etc.), in which lights at various locations were not operating in the correct modes/ fashion. This is an ongoing issue at present, until the Engineering Department completes an overall lighting evaluation this coming year. A budget of \$290,000 has been allocated for the 2013 budget for street lighting.

The Lighting Evaluation Program (LEP) for 2013, will involve the inventorying and recommendation on updating of the street lighting system inventory/ records throughout the City. This program will be used to evaluate the present locations of street lights throughout the City's rights-of-way, parking lots, etc.; Ensuring optimization is being obtained; fiscal measures are being considered, safety issues reviewed (intersection area, hills, etc.); and indentifying those areas in which no street lighting is currently being provided will as be a part of this LEP. Also, this program will be used towards the developed of a short/ long term CIP, in the updating of the current system for a more energy efficient system such as using LED lighting. The LEP will be completed in 2013.

After consulting with WestStar, it was determined that they can install these lights using the existing overhead wiring system for this area, therefore there would be no installation costs for these 150W High Pressure Sodium (HPS) lights, if installed, however a monthly charge of \$14.00 per light (\$168 per light annually) would be billed the City.

This issue, street lighting for the 1400 Block of Pearl Drive, has been considered by the City Commission prior, Nov. 16, 2010. No action was taken, due to the lack of support. Copies of the meeting minutes are attached.

Given the above, traffic safety concerns, the lighting within the area, current budget conditions, looking to be fiscally conservative, it is the recommendation of City staff to have installed two (2) street lights (one at the intersection of Pearl Drive & Valley View Drive and one at the dead-end of Pearl Drive) be installed at this time.

The City Commission may recommend the installation of all three lights, two lights and/ or no lights to be installed within this area.

Budget Impact: Funding for this street lighting would be through the Street Fund and would increase the lighting costs approximately \$336 per year, if approved.

Special Considerations: City staff has notified, via a form letter (see attached), all property owners/ renters within the immediate area of this proposed street lighting. No comments have been received by staff as this date.

Alternatives: The Commission may approve, deny, modify or postpone this item.

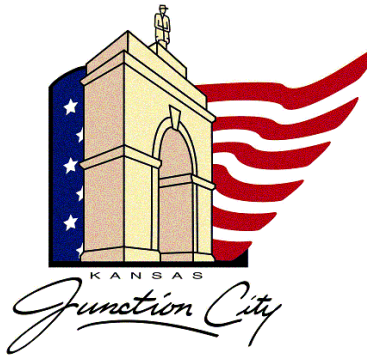
Recommendation: Staff recommends City Commission to approve installation of street lighting, total of two lights as outlined by City staff.

Suggested Motion:

Commissioner _____ approve installation of street lighting as outlined by staff and that the annual energy costs be obtained through the Street Fund.

Commissioner _____ seconded the motion.

Enclosures: City Commission Resolution R-
Street light layout map
Notification Form Letter
City Commission Meeting Minutes (11/16/13)



City of Junction City
Engineering Department
700 N. Jefferson Street
PO Box 287
Junction City, KS 66441
www.junctioncity-ks.gov

February 15, 2013

Michelle L Judd
Robert B Judd
1455 Pearl Dr
Junction City, KS 66441

Re: Consideration of New Street Lighting – Pearl Drive (from Valley View Dr, west)

Dear Property Owner/ Resident:

The City of Junction City has received a request to provide street lighting along Pearl Drive from Valley View Dr, west. Per City Ordinance, City Commission approval is required prior to any street lighting being installed within City right of way.

You are receiving this letter as the street lighting is being proposed within the immediate area of your property/ business. Typically costs of street lighting are paid for on a monthly basis through the City Street Fund.

A drawing of the proposed street lighting has been included with this letter for your review and use.

This matter will be before the City Commission for consideration and recommendation on March 5, 2013. The meeting will start at 7:00 p.m. in the Commission Room on the 2nd floor of the Municipal Building, 700 N Jefferson Street.

If you have any questions or concerns you may contact the Engineering Department at (785) 238-3103 prior to the meeting or attend the City Commission meeting on March 5, 2013 in order to provide comment. You may also provide comment to the Engineering Department at the address indicated above.

Sincerely,

Kris Finger
Assistant City Engineer

cc: G. McCaffery, P.E., Municipal Services Director

Nov 16 2010
C.C. Mfg

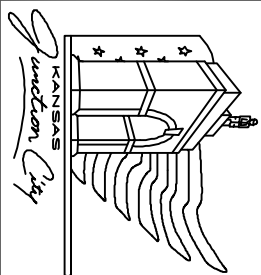
The consideration and approval of Ordinance **G-1085** to correct the recent update to Section 215.050 of the Municipal code regarding Animal Shelter operations. **Tyler Ficken Presenting.** Commissioner Talley moved, seconded by Commissioner Johnson to approve G-1085 on first reading. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried. Commissioner Talley moved, seconded by Commissioner Johnson to approve Declaration of Emergency. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried. Commissioner Talley moved, seconded by Commissioner Johnson to approve G-1085 on final reading. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of a **payment in the amount of \$4,855.00** to Ron Strauss for road repair/improvements to the frontage road that leads to his property. **Gerry Vernon Presenting.** City Manager Vernon stated that he cannot justify the City spending more than \$150 per year to maintain this road when alleys in town are as quality. Mr. Strauss stated that he wants a decent road. City Manager Vernon stated that the road would be maintained at a minimum level. Commissioner Johnson stated that it needs to be determined how much money the state gives to maintain this portion of road. Commissioner Heldstab asked if hauling the rock from Price Gregory would be expensive. Steve Hoambrecker stated that some rock on the road is 3 to 4 inches in diameter and is not good for the road. Cheryl Beatty stated that there would be a liability risk if the City allowed Mr. Strauss to take care of the road; she stated that the City is paid by the state per mile, but the state does not direct how those funds are spent. Commissioner Heldstab moved, seconded by Commissioner Taylor to table the item until the City received information from KDOT. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of **R-2630** to install three (3) 150W High Pressure Sodium (HPS) street lights along the 1400 Block of Pearl Drive. **Gerry Vernon Presenting.** Item died due to lack of a motion.

The consideration and approval of **Ordinance G-1086** to allow for the sale of fireworks within the corporate city limits of Junction City (First Reading). **Gerry Vernon Presenting.** City Manager Vernon stated that the City budgeted for increases in fees and allowing fireworks is a step in that direction. Commissioner Taylor asked if the stands would be monitored by the Fire Department. City Manager Vernon stated that the Fire Department will inspect. Commissioner Johnson stated that he thought the permit fee is too high. Chief Steinfort stated that fireworks would not be allowed to be sold in a permanent structure. Commissioner Johnson stated that people should not be charged high fees because the City is broke. Commissioner Taylor moved, seconded by Mayor Rhodes to approve G-1086 on first reading. Ayes: Heldstab, Rhodes, Taylor. Nays: Johnson, Talley. Motion carried.

The consideration and approval of Ordinance **G-1083** adopting recommendation of the Junction City/Geary County MPC to amend the Junction City Zoning Regulations (First Reading). **David Yearout Presenting.** Commissioner Heldstab asked if old businesses would be grandfathered in. Dave Yearout stated that they would. Commissioner Heldstab asked if the owners were notified. David Yearout stated that a notice was published in the newspaper. Commissioner Johnson moved, seconded by



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ENGINEERING DEPARTMENT
CITY OF JUNCTION CITY
700 N. JEFFERSON
JUNCTION CITY, KS 66441
(785) 286-3100

CITY OF JUNCTION CITY
AREA LOCATION MAP
DATE: August 2010
DRWN: c. h. mohieu
FILE:

Aerial Location Map
Proposed New Street Light Location
1400 Block Pearl Drive
SCALE: 1" = 100'

RESOLUTION NO. R-2686

WHEREAS, The City of Junction City, Kansas, a municipal corporation, has heretofore granted Westar Energy, A Kansas Corporation, a franchise to use the public streets, alleys, and thoroughfares in the said City for the purpose of supplying electricity to the City of Junction City, Kansas, and the inhabitants thereof, being Ordinance No. G-529, and

Whereas, the said Company is furnishing street lighting service in the City of Junction City, Kansas, and it is the desire of the said City that certain changes and/or extensions be made in the existing street lighting system:

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. That the City of Junction City, Kansas, request and authorize Westar Energy to make the following changes and/or additions to the existing street lighting system in the said City:

INSTALL TWO (2) STREET LIGHTS FOR THE PURPOSE OF LIGHTING THE AREA OF THE 1400 BLOCK PEARL DRIVE.

Section 2. That the City of Junction City, Kansas, pay Westar Energy/Kansas Gas Service for the street lighting service and installation charges resulting from the additions or changes described above at prices and terms and conditions set forth in the Company's rate schedule SL, now on file with the State Corporation Commission or other regulatory body having jurisdiction over the rates charged by Company. The prices applicable to the service covered by this resolution and named in said schedule are as follows:

INSTALL TWO (2) STANDARD 40' WOODEN POLES & TWO (2) 150 WATT HPS LAMPS @ \$14.00 PER MONTH EACH.

Passed and approved this _____ day of _____, 2013 by the governing body of the City of Junction City, Kansas.

ATTEST:

Pat Landes, Mayor

Tyler Ficken, City Clerk

Backup material for agenda item:

- h. Consideration and approval of the permanent traffic control signage on Bradley, Patton, Pierce and Raber.

City of Junction City City Commission Agenda Memo

March 5, 2013

From: Gregory S. McCaffery, Municipal Services Director
To: Gerry Vernon, City Manager and City Commissioners
Subject: **Consideration and approval of permanent “One-Way” and “No Parking” Signage along Bradley Avenue and Patton Avenues and “No Parking” Signage along Pierce Street and Raber Street**

Objective: Consideration and approval of permanent One-Way and No Parking signage along Bradley Avenue & Patton Avenue and No Parking along Pierce Street & Raber Street, located in the area of Jackson Avenue between 16th and 17th Streets.

Explanation of Issue: The City Commission requested that staff monitor placement of signage on Bradley Avenue, Patton Avenue, Pierce Street and Raber Streets, located in the area of Jackson Avenue between 16th and 17th Streets over the first 90 days and report back to the City commission at such time thereafter. On November 20, 2012, the City Commission approved the placement of signage at the following streets:

One-way and No-parking on Bradley Avenue and Patton Avenue
No-parking on Pierce Street and Raber Street

During the two major winter snow storms public works staff were able to better clear these streets given the no-parking signage/ one-way parking. Only one comment has been received during the 90 period, requesting the relocation of the no-parking be placed on the west of Bradley Avenue, as the property owner was concerned on having to walk across the street in this area. Given, the lack of overall concern, City staff is recommending keeping the signage as has been installed and make the signage permanent

Budget Impact: N/A

Special Considerations: Only one comment has been received requesting the relocation of the no-parking be placed on the west of Bradley Avenue, as the property owner was concerned on having to walk across the street in this area.

Alternatives: The Commission may approve, deny, or postpone this item.

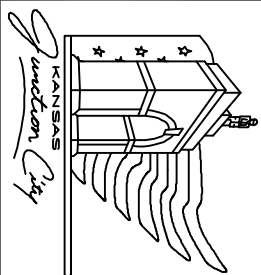
Recommendation: Staff recommends the City Commission approve signage as permanent, as presented.

Suggested Motion:

Commissioner _____ approve recommendation to retain the signage as is presently installed.

Commissioner _____ seconded the motion.

Enclosures

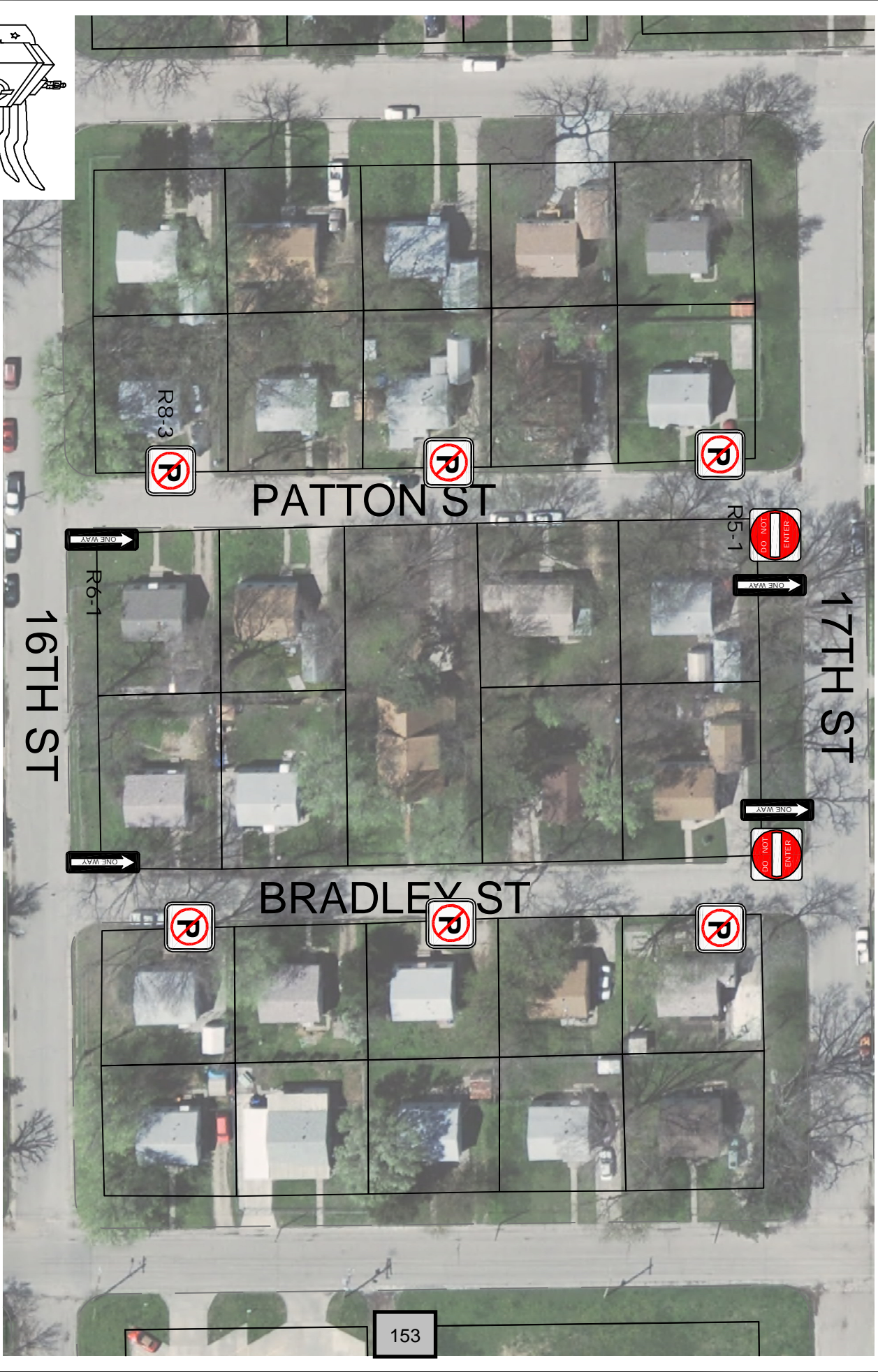


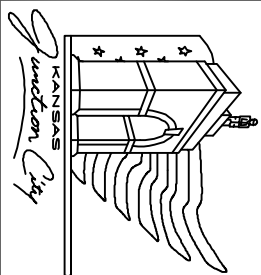
ENGINEERING DEPARTMENT
CITY OF JUNCTION CITY, KANSAS
700 N. JEFFERSON
JUNCTION CITY, KS 66401
(785) 286-3100

CITY OF JUNCTION CITY
AREA LOCATION MAP

Aerial Location Map
Proposed No Parking & One Way Signage
Patton & Bradley Streets

DATE: November 2012 | DRAWN: c. h. mohieu | FILE: | SCALE: Not to Scale

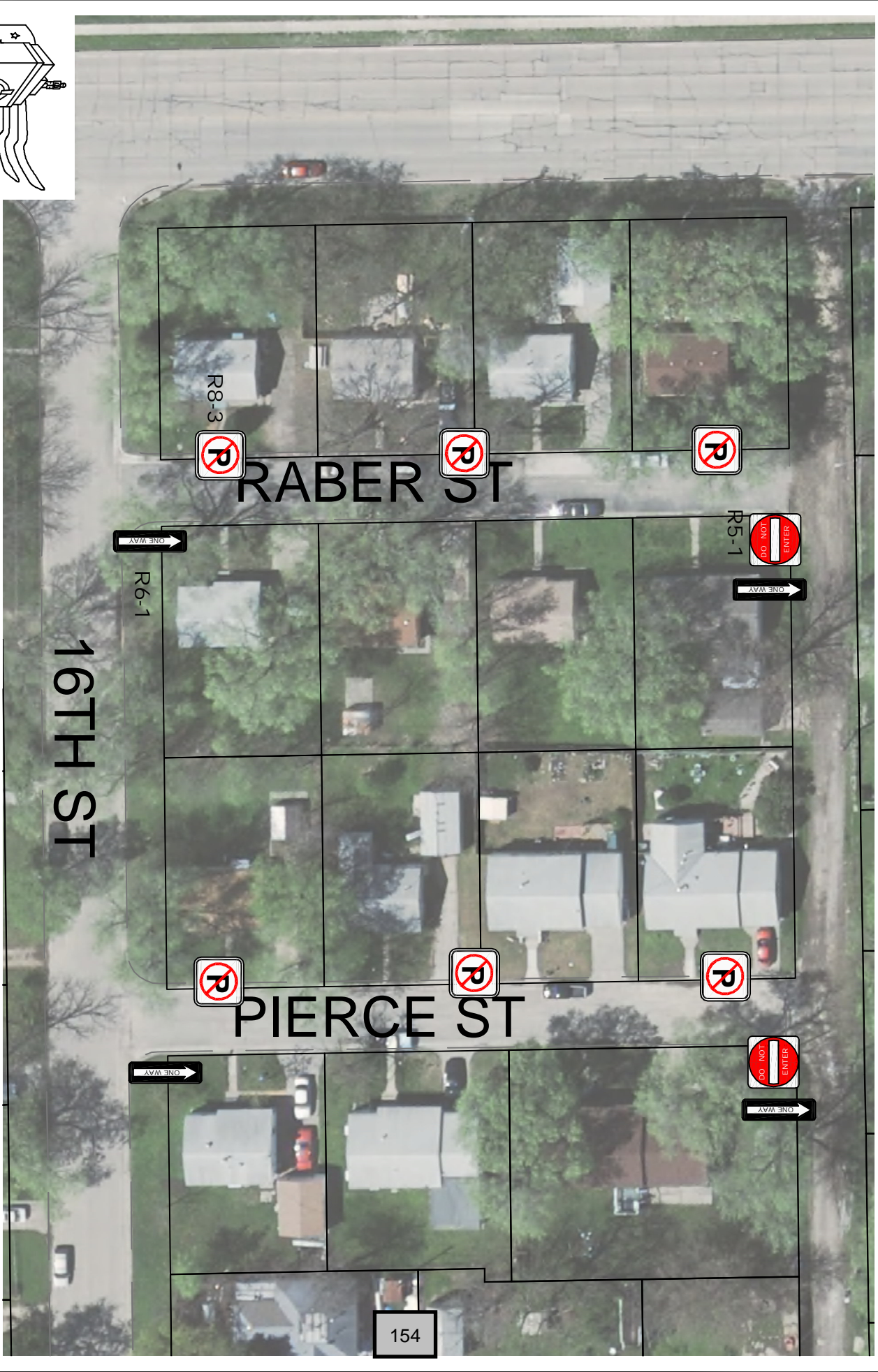




ENGINEERING DEPARTMENT
CITY OF JUNCTION CITY, KANSAS
700 N. JEFFERSON
JUNCTION CITY, KS 66401
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CITY OF JUNCTION CITY
AREA LOCATION MAP
DATE: November 2012 | DRAWN: c. h. mohieu | FILE:

Aerial Location Map
Proposed No Parking & One Way Signage
Raber & Pierce Streets
SCALE: Not to Scale



CONSENT AGENDA

Consideration of Appropriation Ordinance A-22-2012 dated October 30, 2012 to November 9, 2012 in the amount of \$530,861.39. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

Consideration of the minutes for the November 6, 2012 Commission Meeting. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

Consideration of award of contract for lease/purchase of two copiers. Commissioner Johnson moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

NEW BUSINESS

Consideration and approval of the installation of One-Way and No-Parking signage along Bradley Avenue, Patton Avenue, Pierce Street and Raber Street. Commissioner Taylor asked if changes would be enforced immediately; he stated that the rental areas are the problem spots. Commissioner Sands asked where the photo of the ambulance was taken. Municipal Services Director McCaffery stated that the photos were on Bradley St. Commissioner Johnson stated that some areas around schools have similar problems. Commissioner Johnson stated that while emergency situation can be infrequent, it will eventually become an issue. Commissioner Aska stated that Pierce & Raber could be considered separate from Bradley and Patton Streets. Commissioner Aska moved, seconded by Commissioner Taylor to approve the One-Way and No-Parking signage as recommended along Bradley Avenue and Patton Avenue for a 90 day review period. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried. Captain Breci stated that there would be an education period and fines would not be levied immediately. Chief Rook stated that the parking is the more important of the two issues because space is the key; a vehicle may be able to fit down the street, but space is also needed to remove equipment from the truck. Commissioner Aska moved, seconded by Commissioner Johnson to approve recommended No-parking on Pierce and Raber Streets with a 90 day review. Ayes: Aska, Johnson, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1124 amending the existing Chapter 585 of Article V of the City Code of Junction City concerning adjustments to the Manufactured Home and Recreational Vehicle Code. Planning & Zoning Director Yearout stated that the owner of the court is responsible for licensing with includes

November 20, 2012

